



# CITY OF GROSSE POINTE WOODS

## ZONING BOARD OF APPEALS MEETING AGENDA

Monday, November 20, 2023 at 7:00 PM

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*Robert E. Novitke Municipal Center - Council  
Chambers/Municipal Court, 20025 Mack Plaza, Grosse  
Pointe Woods, MI 48236  
(313) 343-2440*

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PUBLIC INVITED: IN ACCORDANCE WITH THE PUBLIC ACT 267 OF 1976 (OPEN MEETINGS ACT), ALL MEMBERS OF THE GROUP LISTED ABOVE, AS WELL AS THE GENERAL PUBLIC, ARE INVITED TO ATTEND THIS MEETING.

### AGENDA

**1. CALL TO ORDER**

A. Administrative Memo: November 16, 2023

**2. ROLL CALL**

**3. ACCEPTANCE OF AGENDA**

**4. PUBLIC HEARING**

A. Side Yard Setbacks Variance Request: Russell Sands, 551 Roslyn Road

- 1) ZBA Review 11/10/23 - Senior Planner/Assistant Planner
- 2) Building Permit Application
- 3) Email 10/06/23 - Assistant Planner
- 4) Letter 10/19/23 - Accessible environments, LLC
- 5) Application to the Zoning Board of Appeals
- 6) Proposed Accessible Addition/Renovations Plan
- 7) Memo 11/15/23 - Department of Public Safety
- 8) Memo 11/15/23 - Director of Public Works
- 9) Receipt of Payment
- 10) Affidavit of Property Owners Notified
- 11) Parcel/Aerial Maps (2)
- 12) Affidavit of Legal Publication

B. Building Addition to Legal Nonconforming Home Variance Request: James Kalich Jr., 1398 Anita Avenue

- 1) ZBA Review 11/09/23 - Senior Planner/Assistant Planner
- 2) Building Permit Application
- 3) Builder Registration Form/Certificate of Liability
- 4) Email 10/03/23 - Assistant Planner
- 5) Letter of Intent - 10/30/23
- 6) Application to the Zoning Board of Appeals
- 7) Site Plan
- 8) Memo 11/15/23 - Department of Public Safety
- 9) Memo 11/15/23 - Director of Public Services
- 10) Receipt of Payment

- 11) Affidavit of Property Owners Notified
- 12) Parcel/Aerial Maps (2)
- 13) Affidavit of Legal Publication

C. Lot Coverage, First Floor Elevation, and Side Yard Setback Variance Request: Nicholas and Alanna Avouris, 707 N. Renaud Road

- 1) ZBA Review 11/15/23 - City Planner
- 2) Building Permit Application
- 3) Revised Building Permit Application
- 4) Letter of Intent 10/27/23 - Nicholas & Alanna Avouris
- 5) Application to the Zoning Board of Appeals
- 6) Site Plan
- 7) Site Plans with notes (2)
- 8) Memo 11/15/23 - City Engineer
- 9) Memo 11/15/23 - Department of Public Safety
- 10) Memo 11/15/23 - Director of Public Services
- 11) Receipt of Payment
- 12) Affidavit of Property Owners Notified
- 13) Parcel/Aerial Maps (2)
- 14) Affidavit of Legal Publication
- 15) Email 11/17/23 - Elizabeth and John Dallas
- 16) Email 11/17/23 - Laura Peeples

5. **IMMEDIATE CERTIFICATION OF MINUTES**
6. **NEW BUSINESS/PUBLIC COMMENTS**
7. **ADJOURNMENT**

IN ACCORDANCE WITH PUBLIC ACT 267 (OPEN MEETINGS ACT)  
POSTED AND COPIES GIVEN TO NEWSPAPERS

The City of Grosse Pointe Woods will provide necessary, reasonable auxiliary aids and services, such as signers for the hearing impaired, or audio tapes of printed materials being considered at the meeting to individuals with disabilities. All such requests must be made at least five days prior to a meeting. Individuals with disabilities requiring auxiliary aids or services should contact the City of Grosse Pointe Woods by writing or call the City Clerk's office, 20025 Mack Plaza, Grosse Pointe Woods, MI 48236 (313) 343-2440 or Telecommunications Device for the Deaf (TDD) 313 343-9249

ZONING BOARD OF APPEALS  
ADMINISTRATIVE MEMO  
November 16, 2023

OFFICE OF THE CITY ADMINISTRATOR

**Subject: Recommendations for ZBA Meeting of November 20, 2023**

Item 1 CALL TO ORDER

Item 2 ROLL CALL  
Prerogative of the Chair to request the City Clerk to take attendance.

Item 3 ACCEPTANCE OF THE AGENDA Prerogative of the Zoning Board of Appeals that all items on tonight's agenda be received, placed on file, and taken in order of appearance.

Item 4 PUBLIC HEARING

Item 4A SIDE YARD SETBACKS VARIANCE REQUEST: RUSS SANDS, 551 ROSLYN ROAD

Open the Public Hearing. Receive and place on file all communications pertaining to this request. Hear any comments, first in support of, second in opposition to, the request. Close the Public Hearing.

The Petitioner, Russ Sands, is requesting a variance for side yard setbacks for 551 Roslyn Road to enlarge his home with additions to make it more accessible. The applicant was in an automobile accident requiring the use of a motorized wheelchair. He seeks to renovate his home to make it more accessible by installing an elevator, a new concrete patio, wood deck with ramp and accessible bathroom with other renovations.

Per Section 50-3.1.A.4 of the City’s Zoning Ordinance, the minimum side yard setbacks in the R-1A Zoning District are 10 feet per side and a total of 25 feet.

The applicant’s plan shows that the home currently has side yard setbacks of 4 feet (on the west) and 8 feet, 8.5 inches (on the east), and is therefore a legally nonconforming use. The proposed renovations increase these nonconformities only in size of the structure, it does not increase the degree of the nonconformity in terms of the structure extending further into the current side yard setback.

Section 50-3.8 of the Ordinance does allow for a reduction of side yards for certain lots if more than 50 percent of lots on the block have side yards setback less than what is required in the district. The reduced side yard is determined by the average of the existing structures so long as the side yard of the smaller side is not less than 4 feet and the total of the sides is not less than 12 feet. Based on Wayne County Parcel Data several adjacent properties on the same block do not comply with the side yard setback

as set in the Ordinance; however, we do not have enough plot plans on file to determine with certainty the average side yard setback of the block. The structure does, however, abide by the absolute minimum set side yard setback at 4 feet and the total setback minimum of 12 feet.

In this case, the applicant is seeking a variance for a reduction of 12 feet, 3.5 inches of the total required side yard setback.

Per *Section 50-7.15.I.1* of the Zoning Ordinance, the Board of Appeals must find that “practical difficulty” has been demonstrated and make findings regarding the following standards prior to acting on a proposed variance.

Additional information brought forward by the Board, the applicant, and/ or during the public hearing should be incorporated into the record prior to the Board making any determination. The Ordinance outlines the following criteria for consideration in determining a variance. Our comments follow:

1. **The variance must be in harmony with and serve the intent and purpose of the Ordinance, considering the following:**
  - a. **That strict compliance with the restrictions governing area, setbacks, frontage, height, bulk, density, and other similar items would unreasonably prevent the petitioner from using the property for a permitted purpose or would render conformity with said restrictions unnecessarily burdensome.**

The applicant, who is wheelchair-dependent, needs to be able to make several renovations to continue to be able to live in his home. However, strict compliance with the side yard setback requirements would prevent many of these renovations from taking place. If the requested variance is not granted, it is highly likely that the applicant would be forced to move.

- b. **That a variance would do substantial justice to the petitioner as well as to other petitioners in the zoning district; or whether a lesser relaxation of the restrictions would give substantial relief to the petitioner and be more consistent with justice to others (i.e., are there other more reasonable alternatives).**

Granting this variance would allow the petitioner to make necessary accessible modifications to his home, and the variance would not negatively impact others in the same zoning district.

- c. **That the plight of the petitioner is due to unique circumstances of the property.**

The subject property is rather unique in that it is legally nonconforming due to small side yard setbacks. If the applicant resided in a home with more

typical existing side yard setbacks, it is likely that he would be able to make the requested renovations without needing to seek a variance.

**d. That the petitioner’s problem is not self-created.**

The petitioner is wheelchair dependent because of an automobile accident, so the “problem” should not be considered one that was self-created.

The City Planner recommends granting this variance as a case can be made to justify the findings of a practical difficulty as described in the variance standards.

I concur with the recommendation.

Prerogative of the Zoning Board of Appeals as to action taken.

Item 4B

**BUILDING ADDITION TO LEGAL NONCONFORMING HOME VARIANCE**  
**REQUEST: JAMES KALICH JR., 1398 ANITA AVENUE**

The applicant seeks to build a 240 sq. ft. single-story addition to the rear of the existing house. The applicant asserts that the existing home is legally nonconforming because its setbacks do not meet Ordinance requirements. Additions to nonconforming homes are not permitted without review and approval by the Zoning Board of Appeals.

The lot is 60’ by 128’, and the proposed addition would bring the lot coverage to 14.6% in a district that allows up to 35% lot coverage.

According to Section 50-7.16 of the Ordinance, any lawful nonconforming building may be lawfully used so long as it is not structurally changed, altered or enlarged. Building additions to nonconforming structures requires a variance from the Zoning Board of Appeals.

The reason this structure is nonconforming is due to noncompliance with Section 50-5.1.E of the City’s Zoning Ordinance that sets the minimum side yard setbacks in the R-1E Zoning District at 5 feet for at least one side and 15 feet for both sides combined. Section 50-3.8 Allows for a reduction of side yards for certain lots based on the side yard setbacks of adjacent properties so long as the reduced side yards are not less than 4 feet for the smaller side yard. The side yard of the current structure on site was not provided by the applicant; however, based on the Wayne County Parcel viewer the side yard setback is less than 4 feet.

Nevertheless, the proposed addition does not conflict with the current side yard setback: The lesser of the setbacks on the addition is 12.3 feet. Additionally, the proposed addition complies with all other dimensional requirements of the Ordinance.

Per *Section 50-7.15.I.1* of the Zoning Ordinance, to grant a request for a variance the Board of Appeals must find that “practical difficulty” has been demonstrated and make findings regarding the following standards. Additional information brought forward by the Board, the applicant, and/ or during the public hearing should be incorporated into the record prior to the Board making any determination. The Ordinance outlines the following criteria for consideration in determining a variance. Our comments follow:

**1. The variance must be in harmony with and serve the intent and purpose of the Ordinance, considering the following:**

- a. That strict compliance with the restrictions governing area, setbacks, frontage, height, bulk, density, and other similar items would unreasonably prevent the petitioner from using the property for a permitted purpose or would render conformity with said restrictions unnecessarily burdensome.**

The requested variance is not necessary to be able to use the property for its permitted residential purpose. The variance request merely reflects the applicant’s *preference* for a larger home. However, it should be noted that the Zoning Ordinance was updated in May of 2022, which then requires an addition to a nonconforming building to be under review of ZBA. This addition itself complies with the restrictions governing area, setbacks, height, lot coverage, etc and does not create any new nonconformities.

- b. That a variance would do substantial justice to the petitioner as well as to other petitioners in the zoning district; or whether a lesser relaxation of the restrictions would give substantial relief to the petitioner and be more consistent with justice to others (i.e., are there other more reasonable alternatives).**

Granting the variance would allow the petitioner to build the requested addition. The addition would not unreasonably hinder the surrounding neighbors’ enjoyment of their own property. Additionally, there are a number of other properties on this block, in this residential district, and throughout the City that do not comply with the updated side yard setback.

- c. That the plight of the petitioner is due to unique circumstances of the property.**

The subject property is rather unique in that it is a legally nonconforming use, presumably with small side yard setbacks. Therefore, many building additions would not be permitted as they would enlarge the already existing nonconformity.

Based upon the application and the submitted site plan by the applicant, a case can be made to justify the findings of a practical difficulty as described in this review letter. Unless there are unaddressed concerns raised by members of the public during the public hearing at this meeting, we recommend that the applicant’s request for a variance to enlarge a legal nonconforming residential structure be granted.

I concur with the recommendation.

Prerogative of the Zoning Board of Appeals as to action taken.

Item 4C

LOT COVERAGE, FIRST FLOOR ELEVATION AND SIDE YARD SETBACK VARIANCE REQUEST: NICHOLAS AND ALANNA AVOURIS, 707 N. RENAUD ROAD

The renovation / addition expanding the nonconforming residential house and the lanai (screened in porch) do not comply with various components of the Zoning Ordinance: It exceeds the allowed lot coverage and first floor elevation allowed by-right in the R-1A District. The applicant requests two variances from the Zoning Ordinance that pertain to Section 50-3.1. A. 4. and Section 50-5.20:

**50-3.1. A R-1A One-Family Residential. 4. Development Standards:**

*Lot coverage & Maximum percentage: 35%*

**50-5.20 Building grades:** “...*The first-floor elevation shall be not less than six inches or more than 26 inches above the finish grade line of the building.*”

Per *Section 50-7.15.I.1* of the Zoning Ordinance, the Zoning Board of Appeals must find that “**practical difficulty**” has been demonstrated and make findings regarding the following standards prior to acting on a proposed variance. Additional information brought forward by the Board, the applicant, and/ or during the public hearing should be incorporated into the record prior to the Board making any determination. The Ordinance outlines the following criteria for consideration in determining a variance. Our comments follow:

1. **The variance must be in harmony with and serve the intent and purpose of the Ordinance, considering the following:**
  - a. **That strict compliance with the restrictions governing area, setbacks, frontage, height, bulk, density, and other similar items would unreasonably prevent the petitioner from using the property for a permitted purpose or would render conformity with said restrictions unnecessarily burdensome.**

Enforcing the first-floor elevation would be excessively burdensome. The difficulty in raising or lowering the first-floor level in relation to the degree of nonconformity is hard to justify given that half stories and basement stories are permitted by the Zoning Ordinance. If the height of the basement was built to be two (2) feet higher, totaling five (5) feet from the grade level to the first tier of floor, the basement would have been considered a story and met the ordinance requirement.

In terms of lot coverage, the Zoning Board of Appeals must determine to what extent it is unnecessarily burdensome based on the appeal presented by the applicant.

- b. That a variance would do substantial justice to the petitioner as well as to other petitioners in the zoning district; or whether a lesser relaxation of the restrictions would give substantial relief to the petitioner and be more consistent with justice to others (i.e., are there other more reasonable alternatives).**

Other properties in the near vicinity on N. Renaud do not comply with the 35% lot coverage. The applicant has reduced the size of the front porch to reduce the degree of non-compliance. The Zoning Board of Appeals should consider what is a reasonable alternative based on the petition of the applicant.

- c. That the plight of the petitioner is due to unique circumstances of the property.**

There are not any unique circumstances of the property.

- d. That the petitioner's problem is not self-created.**

The problem is self-created. It is the responsibility of the property owner / applicant to comply with the code or identify any deviation. The applicants have taken measures to modify the original construction plans and to what has been built to be in greater compliance with the Zoning Ordinance.

In conclusion, based on the information provided by the applicant and the context of the block, a case can be made to justify the findings of practical difficulty for the variances requested to 50-5.2 Building Grades. The applicant complies with the overall height restriction of the R-1A Residential District and if the basement were elevated two (2) feet higher, the basement would be considered a story and up to 2.5 stories are permitted in the R-1A District.

For the variance to increase the lot coverage, there is practical difficulty in meeting the Ordinance based on the current and unique circumstances of this case. The decision of what is an allowable percentage to increase the lot coverage will be contingent on whether the Zoning Board of Appeals considers the walkout and/or the



balcony to be included in the lot coverage calculations. Given that the applicant has already taken action to reduce their lot coverage by decreasing the size of the open front porch, we recommend the Board bases their decision regarding the allowable lot coverage on the petition from the applicant at the meeting.

It is recommended that the requested variances be granted with the stipulations that no further accessory building be permitted on the property or no further action is taken to increase the lot coverage.

I concur with the recommendation.

Prerogative of the Zoning Board of Appeals as to action taken.

Item 5      NEW BUSINESS/PUBLIC COMMENT

Item 6      IMMEDIATE CERTIFICATION OF MINUTES Prerogative of the Zoning Board of Appeals to immediately certify tonight's meeting minutes.

Item 7      ADJOURNMENT

Respectfully submitted,



Frank Schulte  
City Administrator



# MCKENNA

November 10, 2023

Zoning Board of Appeals  
City of Grosse Pointe Woods 20025  
Mack Plaza Dr  
Grosse Pointe Woods, MI 48236

**SUBJECT: 551 ROSLYN ROAD VARIANCE REQUEST**  
**ZONING: RA-1, ONE-FAMILY RESIDENTIAL DISTRICT**  
**APPLICANT: RUSS SANDS**

Dear Board Members:

We have reviewed the request submitted by the applicant (Russ Sands) for a variance from the side yard setback requirements at his home located at 551 Roslyn Road to be able to enlarge his home with additions that make it more accessible.



*Aerial view of the subject property*

**HEADQUARTERS**  
235 East Main Street  
Suite 105  
Northville, Michigan 48167

O 248.596.0920  
F 248.596.0930  
**MCKA.COM**

**Communities for real life.**



## PLAN DETAILS

The applicant, who was seriously injured in an automobile accident and requires a motorized wheelchair, seeks to renovate his home to make it more accessible. Specifically, he seeks to install an elevator, build a new concrete patio, wood deck (with a new wood ramp), and accessible bathroom, and make many other renovations.

## VARIANCE REQUEST

Per Section 50-3.1.A.4 of the City's Zoning Ordinance, the minimum side yard setbacks in the R-1A Zoning District are 10 feet per side and a total of 25 feet.

The applicant's plan shows that the home currently has side yard setbacks of 4 feet (on the west) and 8 feet, 8.5 inches (on the east), and is therefore a legally nonconforming use. The proposed renovations increase these nonconformities only in size of the structure, it does not increase the degree of the nonconformity in terms of the structure extending further into the current side yard setback.

Section 50-3.8 of the Ordinance does allow for a reduction of side yards for certain lots if more than 50 percent of lots on the block have side yards setback less than what is required in the district. The reduced side yard is determined by the average of the existing structures so long as the side yard of the smaller side is not less than 4 feet and the total of the sides is not less than 12 feet. Based on Wayne County Parcel Data several adjacent properties on the same block do not comply with the side yard setback as set in the Ordinance; however, we do not have enough plot plans on file to determine with certainty the average side yard setback of the block. The structure does, however, abide by the absolute minimum set side yard setback at 4 feet and the total setback minimum of 12 feet.

In this case, the applicant is seeking a variance for a reduction of 12 feet, 3.5 inches of the total required side yard setback.

## VARIANCE COMMENTS

Per *Section 50-7.15.1.1* of the Zoning Ordinance, the Board of Appeals must find that "practical difficulty" has been demonstrated and make findings regarding the following standards prior to acting on a proposed variance. Additional information brought forward by the Board, the applicant, and/ or during the public hearing should be incorporated into the record prior to the Board making any determination. The Ordinance outlines the following criteria for consideration in determining a variance. Our comments follow:

1. **The variance must be in harmony with and serve the intent and purpose of the Ordinance, considering the following:**
  - a. **That strict compliance with the restrictions governing area, setbacks, frontage, height, bulk, density, and other similar items would unreasonably prevent the petitioner from using the property for a permitted purpose or would render conformity with said restrictions unnecessarily burdensome.**

The applicant, who is wheelchair-dependent, needs to be able to make several renovations to continue to be able to live in his home. However, strict compliance with the side yard setback requirements would prevent many of these renovations from taking place. If the requested variance is not granted, it is highly likely that the applicant would be forced to move.
  - b. **That a variance would do substantial justice to the petitioner as well as to other petitioners in the zoning district; or whether a lesser relaxation of the restrictions would give substantial relief to the petitioner and be more consistent with justice to others (i.e., are there other more reasonable alternatives).**

Granting this variance would allow the petitioner to make necessary accessible modifications to his home, and the variance would not negatively impact others in the same zoning district.
  - c. **That the plight of the petitioner is due to unique circumstances of the property.**



The subject property is rather unique in that it is legally nonconforming due to small side yard setbacks. If the applicant resided in a home with more typical existing side yard setbacks, it is likely that he would be able to make the requested renovations without needing to seek a variance.

**d. That the petitioner’s problem is not self-created.**

The petitioner is wheelchair dependent because of an automobile accident, so the “problem” should not be considered one that was self-created.

**RECOMMENDATION**

Based on the analysis in this review, we find that the requested side yard setback variance should be granted. If you have further questions, please do not hesitate to contact us.

Respectfully submitted,

**MCKENNA**

Andrew Littman  
Senior Planner

Brigitte Wolf, AICP  
Assistant Planner

RECEIVED

AUG 04 2023

CITY OF GROSSE PTE WOODS  
BUILDING DEPARTMENT

CITY OF GROSSE POINTE WOODS  
Building Department  
20025 Mack Plaza, Grosse Pointe Woods, MI 48236  
Ph 313.343.2426/Fax 313.343.2439

**BUILDING PERMIT APPLICATION**  
**ZONING COMPLIANCE AND PLAN REVIEW**  
**COMMERCIAL AND RESIDENTIAL**

**ZONING COMPLIANCE INCLUDES:** Drives, Fences, Accessory Structures/Sheds (less than 200 sq ft), Awning, Garage Floors, Patios (non-elevated), Play Structures (NOTE: This list is not all inclusive. If you have any questions, please call the Building Department @ 313-343-2426.

Property Owner Name: Russ Sands Date: 8-3-23  
GP Woods Address: 551 Roslyn e-mail: [REDACTED]  
Work#: \_\_\_\_\_ Home/Cell#: [REDACTED]

Contractor/Applicant Name: Bonchant  
Telephone # [REDACTED] Fax # \_\_\_\_\_ Mobile/Cell # [REDACTED]  
Contractor Address: 58439 Van Dyke  
MI Builder's License #: 140744 MI Driver's License #: [REDACTED]  
e-mail address: [REDACTED]

**SPECIFY NATURE OF PROPOSED WORK:**  
Add Backroom ~ Ramp ~ Elevator  
Int Renovations Chg Footprint

Value of Construction \$ 599,000

Section 23a of State Construction Code Act of 1972, No. 230 of the Public Acts of 1972, being Section 125.1523a of the Michigan Compiled Laws, prohibits a person from conspiring to circumvent the licensing requirements of the State relating to persons who are to perform work on a residential building or a residential structure. Violations of Section 23a are subject to civil fines.

Applicant Signature: \_\_\_\_\_  
I hereby certify that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and we agree to conform to all applicable laws of this jurisdiction.

**FOR OFFICE USE ONLY**  
Approved: \_\_\_\_\_ Denied: \_\_\_\_\_ Zoning Board of Approval Required # \_\_\_\_\_  
Inspector: \_\_\_\_\_ Date: \_\_\_\_\_

**Mollie Mackinnon**

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**From:** Brigitte Smith <bsmith@mcka.com>  
**Sent:** Friday, October 6, 2023 11:58 AM  
**To:** Mollie Mackinnon  
**Subject:** Re: 551 Roslyn Addition

**CAUTION: This email originated from outside of the organization. DO NOT click links, open attachments or reply to this message unless you recognize the sender and know the content is safe:**

Hello Mollie,

So same thing with the house on Anita, 551 Roslyn is a nonconforming existing structure due to side yard setbacks.

This property is in the R-1C One-Family Residential District. By the Ordinance, the minimum side yard setback should be at least 6 feet on one side and 16 feet total for two. However, it is currently 4 ft on one side and 8ft 8.5in on the other, for a combined total of 12 feet 8.5inches.

**Brigitte Smith Wolf, AICP**

Assistant Planner  
(she/her)

MCKENNA  
O 248.596.0920 | C 313-657-5529 | F 248.596.0930  
235 E. Main Street, Ste. 105 | Northville, MI 48167  
bsmith@mcka.com | [mcka.com](http://mcka.com)

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**From:** Mollie Mackinnon <mmackinnon@gpwmi.us>  
**Sent:** Wednesday, October 4, 2023 1:33 PM  
**To:** Brigitte Smith <bsmith@mcka.com>  
**Subject:** 551 Roslyn Addition

Hi Brigitte,

The contractor called about this permit, we approved the plan review on 8/21/23 but he hasn't paid for the permit fee yet so we haven't issued it. Can you verify the zoning is correct in case he comes in this week to pay for the permit?

Thanks,

*Mollie Mackinnon*  
*Permit Technician*  
*City of Grosse Pointe Woods Building Department*  
*(313) 343-2426*

Property of the City of Grosse Pointe Woods. If you have received this transmission in error, please delete immediately.



# ACCESSIBLE ENVIRONMENTS, LLC

*Every Successful Accessible Project Starts with a Good Design*

318 John R Road #331  
Troy, Michigan 48083  
(248) 583-1560  
(248) 583-1566 FAX

E-Mail: [accessenviro@comcast.net](mailto:accessenviro@comcast.net)

October 19, 2023

Russell Sands  
551 Roslyn Rd.  
Gross Pointe Woods, Michigan 48236

Accessible Environments, LLC File #: MS-2022-04

Mr. Sands was seriously injured in an Auto accident resulting in Life Alterations. Mr. Sands requires a Motorized Wheelchair for his Mobility needs. The Medical / Therapy Team recommended Accessible Modifications to allow Mr. Sands Safe Wheelchair Access into the Home including the Basement.

The Proposed Elevator will be placed in the Proposed Rear Expansion of the Existing Attached Garage allowing for Wheelchair Access from Garage to First Floor and down to the Basement. The Basement Access will provide the following for Mr. Sands –

- Access to Electrical Panels and Mechanicals
- Utilization of space for placements of Exercise / Therapy Equipment
- Safe Shelter during Severe Weather conditions
- Accessible Bath

The placement of the Elevator in the Proposed Rear Addition to the Existing Garage will provide Mr. Sands with the amenities listed above.

The Proposed Rear Addition to the Existing Garage will be constructed "Matching" the Existing Garage side wall of the West Side Property maintaining the 4 foot Setback. The Addition will expand to the Rear Property Line by 10'-7½".

## ACCESSIBLE ENVIRONMENTS, LLC

Donald J Szczepanski, CEAC, CAPS  
(Certified Environmental Access Consultant)  
(Certified Aging-In-Place Specialist)

CITY OF GROSSE POINTE WOODS  
20025 MACK PLAZA  
GROSSE POINTE WOODS MI 48236  
(313) 343-2440 - CITY CLERK  
FAX (313) 343-2785  
(313) 343-2426 - BUILDING DEPARTMENT  
FAX (313) 343-2439

RECEIVED  
OCT 25 2023  
CITY OF GROSSE POINTE WOODS  
BUILDING DEPARTMENT

APPLICATION TO THE ZONING BOARD OF APPEALS

1. Address of the Property 551 ROSLYN  
(Number and Street)

TO THE ZONING BOARD OF APPEALS

I (We) RUSS SANDS  
Name (Please Print) [REDACTED] Phone No. (Daytime)  
551 ROSLYN GROSSE POINTE WOODS MI  
Address City State Zip

Hereby appeal to the Zoning Board of Appeals for a variance to:

GRANT SIDEYARD (NORTH) ENCROACHMENT

2. DESCRIPTION OF CASE (Fill out only items that apply)

a. Present zoning classification of the property R-1A

b. Description of property

(1) Size and Area of Lot 75 FT. X 150 FT. (11,250 S.F.)

(2) Is the lot a corner or interior lot INTERIOR

PAID  
OCT 25 2023  
CITY OF GROSSE POINTE WOODS  
Payment Validation



c. Description of EXISTING structures

- (1) Total square footage of accessory building now on premises \_\_\_\_\_; of main buildings \_\_\_\_\_
- (2) Uses of building on premises \_\_\_\_\_
- (3) Percentage of lot coverage of all buildings on ground level \_\_\_\_\_%

d. Description of PROPOSED structures

- (1) Height of proposed structure \_\_\_\_\_
- (2) Height and area of existing structure \_\_\_\_\_
- (3) Dimensions and area of structure or addition to be constructed \_\_\_\_\_
- (4) Percentage of lot coverage of all buildings including proposed \_\_\_\_\_%

e. Yard setbacks after completion of addition/structure

- (1) Front Yard (measured from lot line) \_\_\_\_\_
- (2) Side Yard (measured from lot line) \_\_\_\_\_
- (3) Rear Yard (measured from lot line) \_\_\_\_\_

f. A sketch drawn to scale depicting the above information shall Be included herewith.

3. TYPE OF VARIANCE REQUEST: NON-USE – Common regulations subject to non-use variance requests: setbacks, height or parking regulations, lot coverage, bulk or landscaping restrictions. Uniqueness: odd shape, small size, wetland, creek, natural features, big trees or slopes.

The applicant must present evidence to show that if the zoning ordinance is applied strictly, unnecessary hardship to the applicant will result, and that all four of the following requirements are met: (please answer all four).

a) That the ordinance restrictions unreasonable prevent the owner from using the property for a permitted purpose.

WOULD ALLOW BOTH HOMEOWNERS MOBILITY FROM ACCIDENT INJURIES

b) That the variance would do substantial justice to the applicant as well as to other property owners in the district, and a lesser relaxation than that requested would not give substantial relief to the owner of the property or be more consistent with justice to other property owners.

HELPFUL TO LIABILITY DUE TO INJURIES \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

c) That the plight of the landowner is due to the unique circumstances of the property.

DUE TO DESIGN OF EXISTING HOME \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

d) That the alleged hardship has not been created by any person presently having an interest in the property.

OWNERS MOBILITY \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\*NOTE: When answering questions pertaining to use and non-use variances, additional paper may be used if necessary.

4. TYPE OF VARIANCE REQUEST: USE – A use variance permits a use of land that is otherwise not allowed in that zoning district. The applicant must present evidence to show that if the zoning ordinance is applied strictly, unnecessary hardship to the applicant will result, and that all four of the following requirements are met: (please answer all reasons).

a) That the property could not be reasonably used for the purpose permitted in that zone.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

b) That the appeal results from unique circumstances to the property and not from general neighborhood conditions

WILL NOT \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

c) That the use requested by the variance would not alter the essential character of the area.

ONLY THE RESULTING INJURIES FROM HIS AUTO ACCIDENT \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

d) That the alleged hardship has not been created by any person presently having an interest in the property.

SEE ATTACHED DOCUMENT FROM ACCESSABLE ENVIROMENTS \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

When granting any variance, the Board must ensure that the spirit of the ordinance is observed, public safety secured, and substantial justice done.

5. Interpretation of the Zoning Ordinance is requested because:

NA \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

6. Article and Section of the Zoning Ordinance that is being appealed:

SEE SCHEDULE OF REGULATIONS \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

I hereby depose and say that all the above statements and the statements contained in the papers submitted herewith are true and correct.

*RR*  
*Rishabh Sood*  
N/A  
Signature of Property Owner

*Rishabh Sood*  
Signature of Applicant

Subscribed and sworn to before me this 16 day of October 2023



*Bhavana Mehta*  
Notary Public

My Commission expires 05/26/2025

**NOTE: The Zoning Board of Appeals meets the first and third Monday of each month at 7:30 PM. The application must be filed with the City Clerk with a fee in the amount of \$375 for residential, or \$500 for commercial, a minimum of 14 days prior to council hearing.**

ACCESSIBLE ENVIRONMENTS, LLC  
 1000 N. W. 10th St., Suite 100  
 Ft. Lauderdale, FL 33304  
 TEL: (954) 561-1111  
 FAX: (954) 561-1112

CONSULTANT

PROPOSED ACCESSIBLE ADDITION / RENOVATIONS

PROJECT  
 GROSS POINTS WOODS, MC-904M 4828B

OWNER

BOS AND CONSTRUCTION

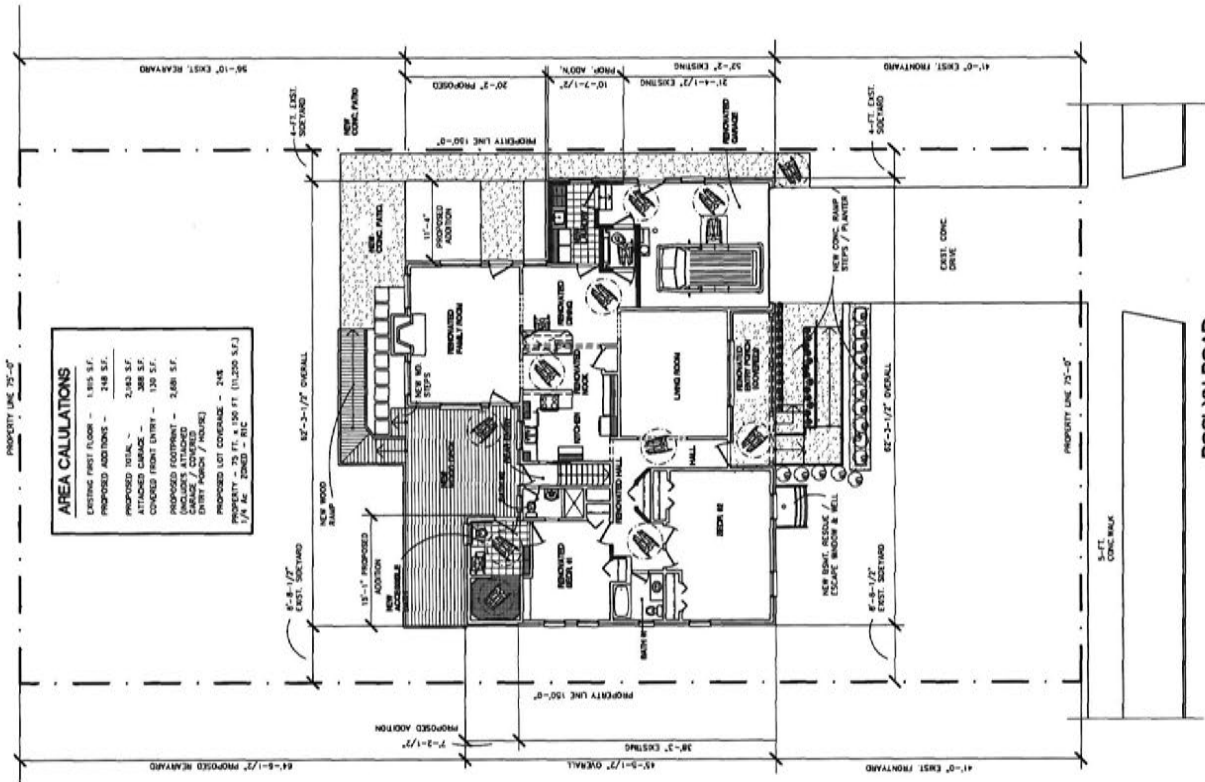
DATE: 08/28/2023

SHEET CONTENT  
**PROPOSED PROPERTY**

FILE NO:  
**WS2022-04**

SHEET NO:  
**A-4**

© 2023  
 ACCESSIBLE ENVIRONMENTS, LLC  
 This document and the subject matter herein are the property of ACCESSIBLE ENVIRONMENTS, LLC and shall not be used in any other project without the prior written permission.



ROSLYN ROAD  
 PROPOSED PROPERTY STUDY  
 SCALE: 1/4" = 1'-0"  
 DATE: 08/28/2023  
 DRAWN BY: [Signature]  
 CHECKED BY: [Signature]  
 APPROVED BY: [Signature]



**CITY OF GROSSE POINTE WOODS  
DEPARTMENT OF PUBLIC SAFETY**

*JOHN G. KOSANKE, Director*

20025 Mack Plaza

Grosse Pointe Woods, MI 48236-2397



TO: Director John Kosanke  
FROM: Sgt. Joseph Provost, Fire Inspector  
DATE: November 15, 2023  
SUBJECT: 551 Roslyn ZBA Review

I have reviewed the variance request for the proposed project at 551 Roslyn. The request, if granted, would not have a negative impact on Public Safety Operations. I would only recommend that an emergency number for elevator service and an emergency access key be kept on site should the elevator stop working while someone is in it.

Respectfully,

Sgt. Joseph Provost, #S3  
Fire Inspector

MEMO 23-30

TO: Paul Antolin, City Clerk

From: James Kowalski, Director of Public Works J.K.

Date: November 15, 2023

Subject: Variance Request at 551 Roslyn Rd

I have reviewed the request submitted by applicant (Russ Sands) for a variance from the side yard setback requirements at his home located at 551 Roslyn Rd to enlarge his home with additions to make it more accessible. The addition variance will have no impact on the Department of Public Services or its utilities.

Please contact me if you have any questions

Section 4, Item A.

City of Grosse Pointe Woods  
20025 Mack Plaza  
Grosse Pointe Woods, MI 48236  
(313) 343-2426  
(313) 343-2439

Invoice For Permit: PB230609  
Print Date: 10/25/2023

Pay by Account In Full



Pay by Account In Full

MLJ Holdings LLC DBA- Borchert Building Company  
584459 Van Dayke  
Washington MI 48094

\$ 375.00

Invoice No	Invoice Date	Permit Number	Address	Amount Due
00058240	08/04/23	PB230609	551 ROSLYN RD	\$ 0.00
<b>Fee Details:</b>				
Quantity	Description	Amount Cost	Balance	
500000.000	Plan Review Fee	\$1000.00	\$ 0.00	
1.000	Lic Reg Contractor	\$20.00	\$ 0.00	
00058420	08/22/23	PB230609	551 ROSLYN RD	\$ 0.00
<b>Fee Details:</b>				
Quantity	Description	Amount Cost	Balance	
500000.000	Building Permit	\$5065.00	\$ 0.00	
00059045	10/25/23	PB230609	551 ROSLYN RD	\$ 375.00
<b>Fee Details:</b>				
Quantity	Description	Amount Cost	Balance	
500000.000	Zoning Board of Appeals Cost	\$375.00	\$ 375.00	
<b>Total Amount Due</b>				<b>\$ 375.00</b>

CITY OF GROSSE POINTE WOODS  
20025 MACK PLAZA  
GROSSE POINTE WOODS, MI 48236  
Phone : (313) 343-2440  
E-Mail : SMURPHY@GPWMI.US  
WWW.GPWMI.US

PAID  
OCT 25 2023  
CITY OF GROSSE PTE WOODS  
#134117

Received From:  
MLJ Holdings LLC DBA- Borchert Build  
Date: 10/25/2023 Time: 2:11:49 PM  
Receipt: 514809 \*\*\* REPRINT \*\*\*  
Cashier: hgoff

ITEM REFERENCE	AMOUNT
BDINV BUILDING DEPT. INVOICE 00059045	\$375.00
TOTAL	\$375.00
CHECK 34117	\$375.00
Total Tendered:	\$375.00
Change:	\$0.00



# AFFIDAVIT OF PROPERTY OWNERS NOTIFIED

Re: 551 Roslyn  
Russ Sands

State of Michigan     )  
   ) ss.  
County of Wayne     )

**I HEREBY CERTIFY** that the notice of Hearing was duly mailed First Class Mail on 11/02/23 to the following property owners within a 300 foot radius of the above property in accordance with the provisions of the 2017 City Code of Grosse Pointe Woods. A Hearing fee of \$375.00 has been received with receipt # 514809.

Paul P. Antolin, MiPMC  
City Clerk

**See attached document for complete list.**

## City of Grosse Pointe Woods, Michigan

NOTICE IS HEREBY GIVEN that the City Council, meeting as a Zoning Board of Appeals (ZBA) under the provisions of Michigan Compiled Laws, 125.3101 through 125.3702 as amended, to consider a variance for the property located at 551 Roslyn Road. A variance is required for the proposed enlargement of the residential building due to the nonconforming nature of the building, it does not comply with the side yard setback requirement of the R-1C District. The ZBA hearing is scheduled for Monday, November 20, 2023, at 7:00 p.m. in the Council-Court Room of the Municipal Building, at 20025 Mack Plaza Dr. The application is available for inspection at the Municipal Building, 20025 Mack Plaza Dr., between 8:30 a.m. and 5:00 p.m. Monday through Friday. All interested persons are invited to attend and will be given opportunity for public comment. The public may appear in person or be represented by counsel. Written comments will be received in the City Clerk's office, up to the close of business preceding the hearing. A group spokesperson is encouraged on agenda items concerning organized groups. Individuals with disabilities requiring auxiliary aids or services at the meeting should contact the Grosse Pointe Woods Clerk's Office at 313 343-2440 seven days prior to the meeting.

Paul P. Antolin, MiPMC  
City Clerk

PARCELL ADDRESSES FOR ZBA NOTIFICATION

551 ROSLYN

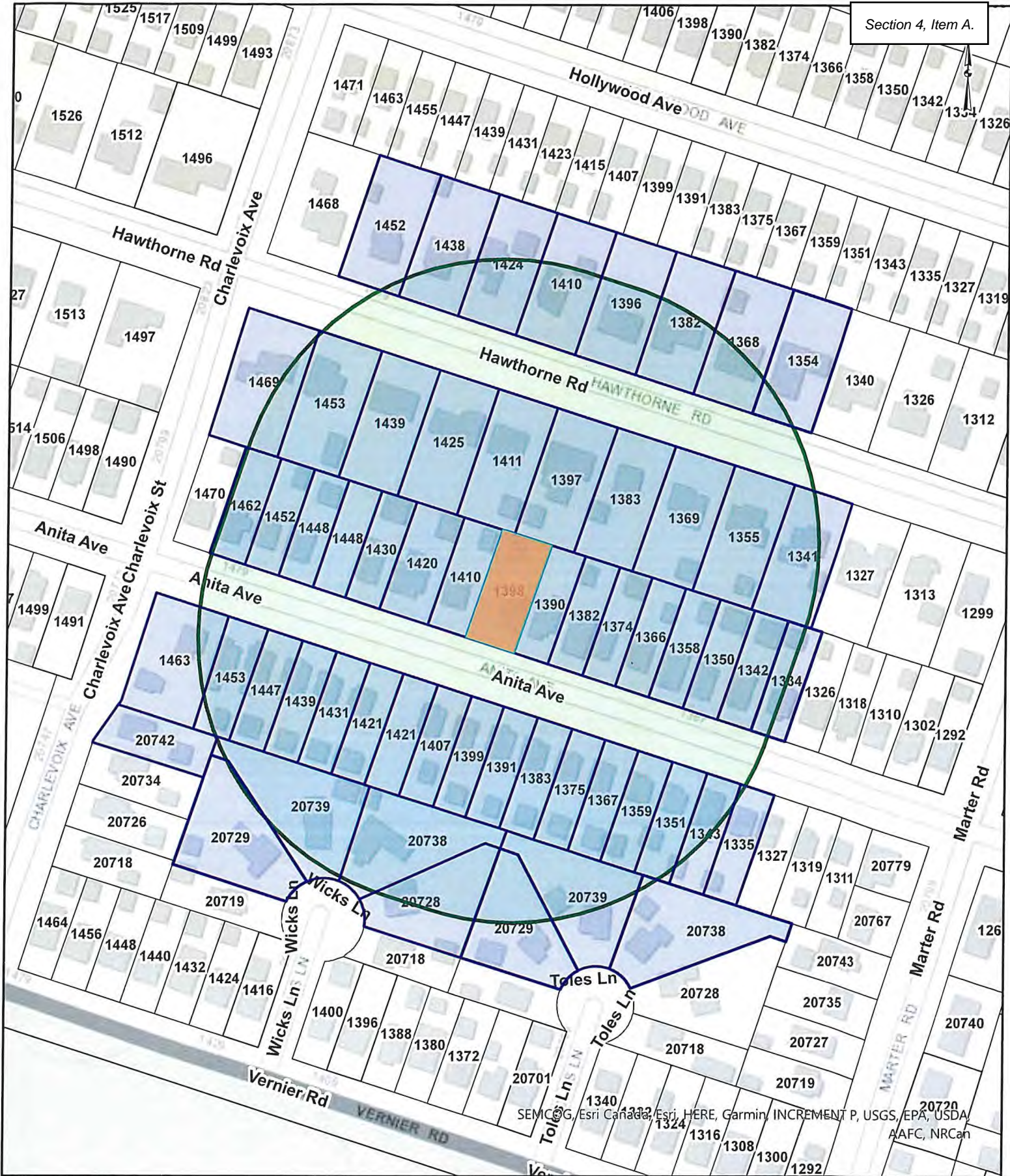
Section 4, Item A.

PARCEL	PROPERTY ADDRESS	OWNER/S	OWNER ADDRESS	CITY/STATE/ZIP
006 01 0245 001	100 ROSLYN RD	ROTH, JASON & HEATHER	100 ROSLYN RD	GROSSE POINTE WOODS, MI 48236
006 01 0116 001	500 HAMPTON RD	BOUTELL, ANNABELLE	500 HAMPTON RD	GROSSE POINTE WOODS, MI 48236
006 01 0017 001	505 HAMPTON RD	OCCUPANT	505 HAMPTON RD	GROSSE POINTE WOODS, MI 48236
		SHETLER JR., RICHARD T	1410 SPRING HILL RD	MCLEAN, VA 22102
006 01 0148 001	505 ROSLYN RD	RAZMOLOGOV, SERGEI	505 ROSLYN RD	GROSSE POINTE WOODS, MI 48236
006 01 0115 000	520 HAMPTON RD	DUFFY, MICHAEL	520 HAMPTON RD	GROSSE POINTE WOODS, MI 48236
006 01 0244 000	520 ROSLYN RD	FRANCIS, MICHAEL & SELMA JTTR UAD	520 ROSLYN RD	GROSSE POINTE WOODS, MI 48236
006 01 0018 000	521 HAMPTON RD	SHETLER, RICHARD & SANDRA	521 HAMPTON RD	GROSSE POINTE WOODS, MI 48236
006 01 0149 000	521 ROSLYN RD	RENNPAGE, RANDALL E	521 ROSLYN RD	GROSSE POINTE WOODS, MI 48236
006 11 0151 000	521 S BRYS DR	OCCUPANT	521 S BRYS DR	GROSSE POINTE WOODS, MI 48236
		JUIP, AMANDA V & DAVID L	2530 SEDGEBROOK DRIVE	WAUCONDA, IL 60084
006 01 0114 000	534 HAMPTON RD	UPPLEGER, RONALD L	534 HAMPTON RD	GROSSE POINTE WOODS, MI 48236
006 01 0243 000	534 ROSLYN RD	ONEILL, TIMOTHY	534 ROSLYN RD	GROSSE POINTE WOODS, MI 48236
006 01 0019 000	535 HAMPTON RD	HUDSON, KAREN & MEKLIS, HELEN G	535 HAMPTON RD	GROSSE POINTE WOODS, MI 48236
006 01 0150 000	535 ROSLYN RD	KETELS, ARNOLD	535 ROSLYN RD	GROSSE POINTE WOODS, MI 48236
006 11 0152 000	539 S BRYS DR	THOMAS, CARL E	539 S BRYS DR	GROSSE POINTE WOODS, MI 48236
006 01 0113 000	550 HAMPTON RD	ATTAR, PAUL A. - CAROL A. LIFE ESTATE	550 HAMPTON RD	GROSSE POINTE WOODS, MI 48236
006 01 0242 000	550 ROSLYN RD	TAYLOR, DON F	550 ROSLYN RD	GROSSE POINTE WOODS, MI 48236
006 01 0020 000	551 HAMPTON RD	GIACONA, SALVATORE M	551 HAMPTON RD	GROSSE POINTE WOODS, MI 48236
006 01 0151 000	551 ROSLYN RD	SANDS, RUSSELL E & AUGUSTYN, CECELIA	551 ROSLYN RD	GROSSE POINTE WOODS, MI 48236
006 11 0153 000	555 S BRYS DR	PATEL, SUDHANSHU H	555 S BRYS DR	GROSSE POINTE WOODS, MI 48236
006 01 0112 000	564 HAMPTON RD	VERYSER, DONALD	564 HAMPTON RD	GROSSE POINTE WOODS, MI 48236
006 01 0241 000	564 ROSLYN RD	WEEMS, GARNET & CARMEN	564 ROSLYN RD	GROSSE POINTE WOODS, MI 48236
006 01 0021 000	565 HAMPTON RD	THOMSPON, WILLIAM & ELLISSE	565 HAMPTON RD	GROSSE POINTE WOODS, MI 48236
006 01 0152 000	565 ROSLYN RD	NIHEM, JACK	565 ROSLYN RD	GROSSE POINTE WOODS, MI 48236
006 11 0154 000	573 S BRYS DR	SCARFONE, ROBERT J SR	573 S BRYS DR	GROSSE POINTE WOODS, MI 48236
006 01 0111 000	580 HAMPTON RD	MILLER, WILLIAM S	580 HAMPTON RD	GROSSE POINTE WOODS, MI 48236
006 01 0240 000	580 ROSLYN RD	RUSSO, JEAN & WATTS, SUSAN	580 ROSLYN RD	GROSSE POINTE WOODS, MI 48236
006 01 0022 000	581 HAMPTON RD	ABDENOUR, JANET MANNEY	581 HAMPTON RD	GROSSE POINTE WOODS, MI 48236
006 01 0153 000	581 ROSLYN RD	KOCH, GEORGE T & CHERYL A	581 ROSLYN RD	GROSSE POINTE WOODS, MI 48236
006 11 0155 000	589 S BRYS DR	WARNEZ, THOMAS R & ANNE M	589 S BRYS DR	GROSSE POINTE WOODS, MI 48236
006 01 0110 000	596 HAMPTON RD	BLAIR, VANESSA R & CHAD M	596 HAMPTON RD	GROSSE POINTE WOODS, MI 48236
006 01 0239 000	596 ROSLYN RD	WUTHRICH, RONALD	596 ROSLYN RD	GROSSE POINTE WOODS, MI 48236

PARCELL ADDRESSES FOR ZBA NOTIFICATION  
551 ROSLYN

Section 4, Item A.

006 01 0023 000	597 HAMPTON RD	MOONEY, RICHARD L	597 HAMPTON RD	GROSSE POINTE WOODS, MI 48236
006 01 0154 000	597 ROSLYN RD	MASON, LABRISHA A (LIFE ESTATE)	597 ROSLYN RD	GROSSE POINTE WOODS, MI 48236
006 01 0109 000	610 HAMPTON RD	GUARINI, JOHN	610 HAMPTON RD	GROSSE POINTE WOODS, MI 48236
006 01 0238 000	610 ROSLYN RD	WILLIAMS, ASHLEY	610 ROSLYN RD	GROSSE POINTE WOODS, MI 48236
006 01 0155 000	611 ROSLYN RD	HAGE, ROSEMARY	611 ROSLYN RD	GROSSE POINTE WOODS, MI 48236
006 01 0108 000	624 HAMPTON RD	DEWITT, DAVID A	624 HAMPTON RD	GROSSE POINTE WOODS, MI 48236
006 01 0156 000	625 ROSLYN RD	NEPI, MICHAEL J & MARINA M	625 ROSLYN RD	GROSSE POINTE WOODS, MI 48236

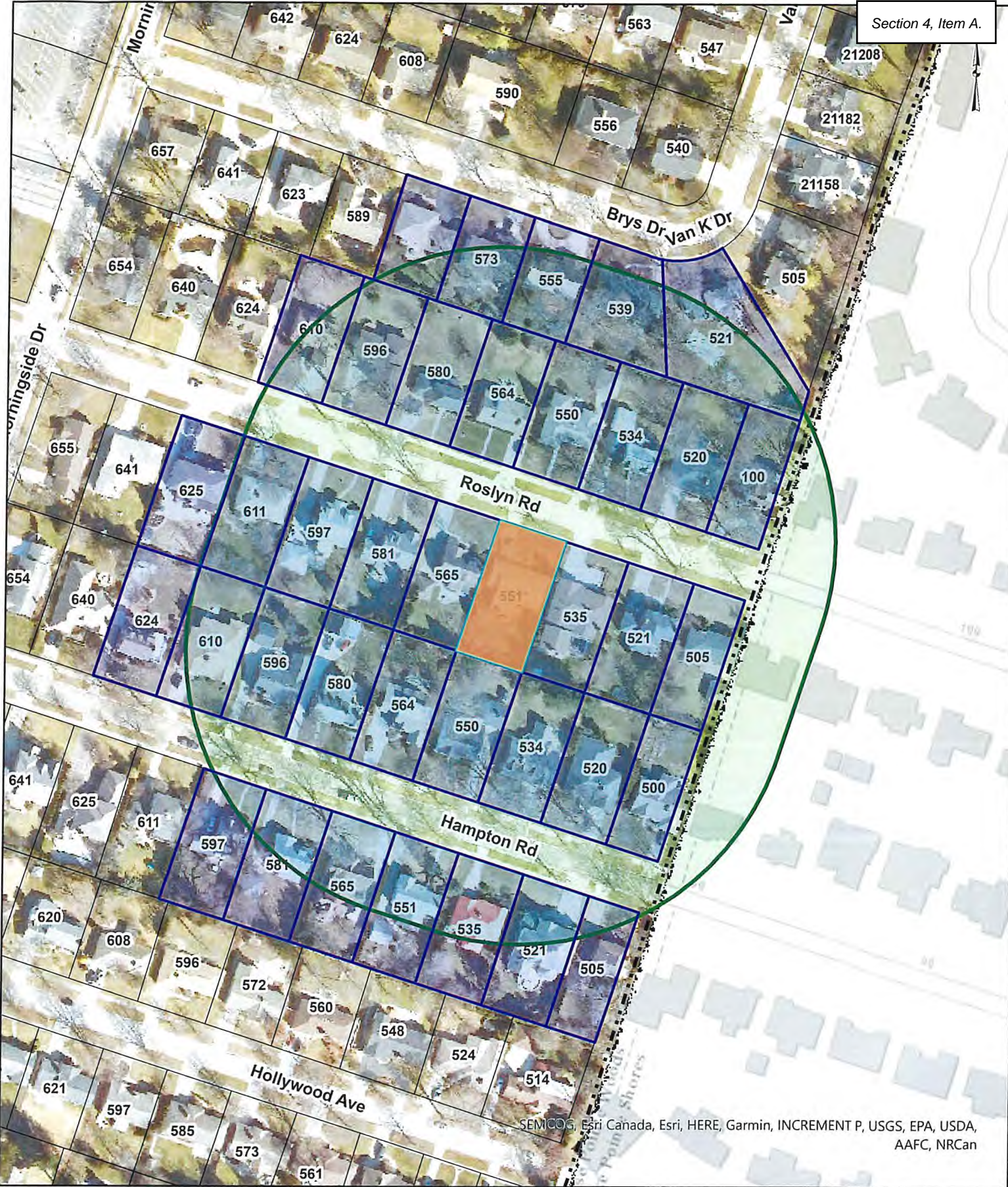


SEMCOG, Esri Canada, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA, AAFC, NRCan

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The City of Grosse Pointe Woods, MI\*

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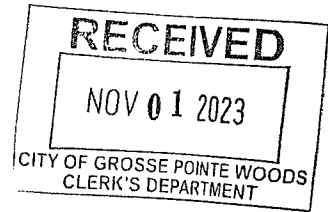
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AFFIDAVIT OF LEGAL PUBLICATION

# Grosse Pointe News

16980 Kercheval Pl  
Grosse Pointe, Michigan 48230  
(313)882-3500



COUNTY OF WAYNE  
STATE OF MICHIGAN, SS.

Kristin Martin Duus

being duly sworn deposes and says that attached advertisement of

City of Grosse Pointe Woods

was duly published in accordance with instructions, in the GROSSE POINTE NEWS on the following dates:

November 2, 2023

#2 GPW PHN 551 ROSLYN

and knows well the facts stated herein, and that she is the Circulation Manager of said newspaper.

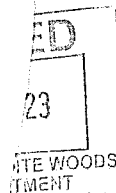
*Kristin Martin Duus* \_\_\_\_\_ *Paul P. Antolin*

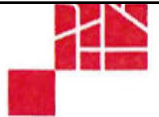
Notary Public

## City of Grosse Pointe Woods, Michigan NOTICE OF HEARING

NOTICE IS HEREBY GIVEN that the City Council, meeting as a Zoning Board of Appeals (ZBA) under the provisions of Michigan Compiled Laws, 125.3101 through 125.3702 as amended, to consider a variance for the property located at 551 Roslyn Road. A variance is required for the proposed enlargement of the residential building due to the nonconforming nature of the building, it does not comply with the side yard setback requirement of the R-1C District. The ZBA hearing is scheduled for Monday, November 20, 2023, at 7:00 p.m. in the Council-Court Room of the Municipal Building, at 20025 Mack Plaza Dr. The application is available for inspection at the Municipal Building, 20025 Mack Plaza Dr., between 8:30 a.m. and 5:00 p.m. Monday through Friday. All interested persons are invited to attend and will be given opportunity for public comment. The public may appear in person or be represented by counsel. Written comments will be received in the City Clerk's office, up to the close of business preceding the hearing. A group spokesperson is encouraged on agenda items concerning organized groups. Individuals with disabilities requiring auxiliary aids or services at the meeting should contact the Grosse Pointe Woods Clerk's Office at 313 343-2440 seven days prior to the meeting.

Paul P. Antolin, MIPMC





# MCKENNA

November 9, 2023

Zoning Board of Appeals  
City of Grosse Pointe Woods 20025  
Mack Plaza Dr  
Grosse Pointe Woods, MI 48236

**SUBJECT: 1398 ANITA AVENUE VARIANCE REQUEST**  
**ZONING: R-1E, ONE-FAMILY RESIDENTIAL DISTRICT**  
**APPLICANT: JAMES KALICH JR.**

Dear Board Members:

We have reviewed the request submitted by the applicant (James Kalich Jr.) for a variance to build an addition to his legally nonconforming home located at 1398 Anita Avenue.

Image 1: Aerial of Existing Home in Relation to Neighboring Properties

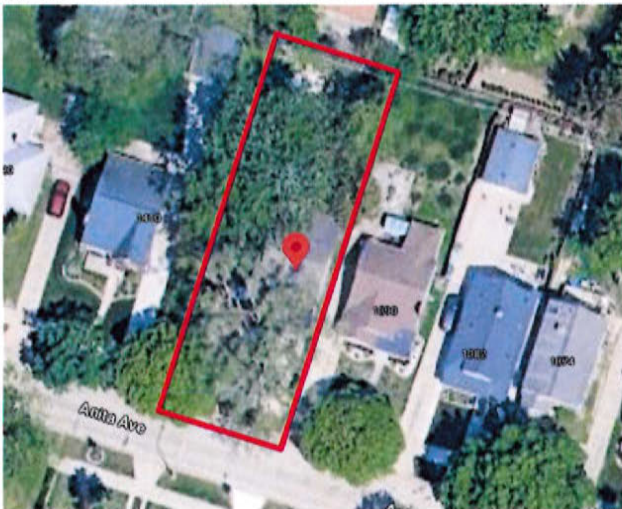
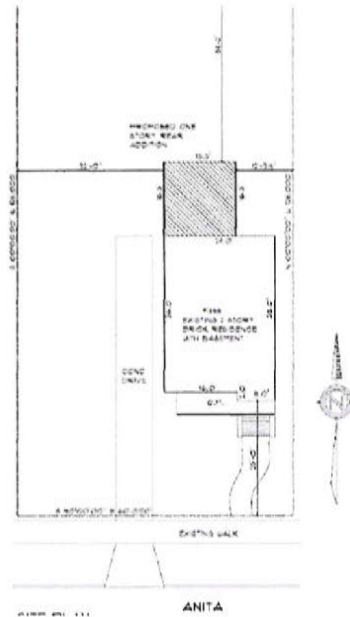


Image 2: Proposed Addition (Sketch Plan)



## PLAN DETAILS

The applicant seeks to build a 240 sq. ft. single-story addition to the rear of the existing house. The applicant asserts that the existing home is legally nonconforming because its setbacks do not meet Ordinance requirements. Additions to nonconforming homes are not permitted without review and approval by the Zoning Board of Appeals.

The lot is 60' by 128', and the proposed addition would bring the lot coverage to 14.6% in a district that allows up to 35% lot coverage.

**HEADQUARTERS**  
235 East Main Street  
Suite 105  
Northville, Michigan 48167  
O 248.596.0920  
F 248.596.0930  
MCKA.COM

**Variance Request: 1398 Anita Avenue – November 9, 2023**  
City of Grosse Pointe Woods, MI

Communities for real life.



**VARIANCE REQUEST**

According to Section 50-7.16 of the Ordinance, any lawful nonconforming building may be lawfully used so long as it is not structurally changed, altered or enlarged. Building additions to nonconforming structures requires a variance from the Zoning Board of Appeals.

The reason this structure is nonconforming is due to noncompliance with Section 50-5.1.E of the City's Zoning Ordinance that sets the minimum side yard setbacks in the R-1E Zoning District at 5 feet for at least one side and 15 feet for both sides combined. Section 50-3.8 Allows for a reduction of side yards for certain lots based on the side yard setbacks of adjacent properties so long as the reduced side yards are not less than 4 feet for the smaller side yard. The side yard of the current structure on site was not provided by the applicant; however, based on the Wayne County Parcel viewer the side yard setback is less than 4 feet.

Nevertheless, the proposed addition does not conflict with the current side yard setback: The lesser of the setbacks on the addition is 12.3 feet. Additionally, the proposed addition complies with all other dimensional requirements of the Ordinance.

**VARIANCE COMMENTS**

Per Section 50-7.15.1.1 of the Zoning Ordinance, to grant a request for a variance the Board of Appeals must find that "practical difficulty" has been demonstrated and make findings regarding the following standards. Additional information brought forward by the Board, the applicant, and/ or during the public hearing should be incorporated into the record prior to the Board making any determination. The Ordinance outlines the following criteria for consideration in determining a variance. Our comments follow:

- 1. **The variance must be in harmony with and serve the intent and purpose of the Ordinance, considering the following:**
  - a. **That strict compliance with the restrictions governing area, setbacks, frontage, height, bulk, density, and other similar items would unreasonably prevent the petitioner from using the property for a permitted purpose or would render conformity with said restrictions unnecessarily burdensome.**  
 The requested variance is not necessary to be able to use the property for its permitted residential purpose. The variance request merely reflects the applicant's *preference* for a larger home. However, it should be noted that the Zoning Ordinance was updated in May of 2022, which then requires an addition to a nonconforming building to be under review of ZBA. This addition itself complies with the restrictions governing area, setbacks, height, lot coverage, etc and does not create any new nonconformities.
  - b. **That a variance would do substantial justice to the petitioner as well as to other petitioners in the zoning district; or whether a lesser relaxation of the restrictions would give substantial relief to the petitioner and be more consistent with justice to others (i.e., are there other more reasonable alternatives).**  
 Granting the variance would allow the petitioner to build the requested addition. The addition would not unreasonably hinder the surrounding neighbors' enjoyment of their own property. Additionally, there are a number of other properties on this block, in this residential district, and throughout the City that do not comply with the updated side yard setback.
  - c. **That the plight of the petitioner is due to unique circumstances of the property.**  
 The subject property is rather unique in that it is a legally nonconforming use, presumably with small side yard setbacks. Therefore, many building additions would not be permitted as they would enlarge the already existing nonconformity.





**d. That the petitioner's problem is not self-created.**

The petitioner's problem is in part self-created in that this is a preference to build an addition and it is not out of necessity; however, the owner did not intentionally select a home or design the home to be legally nonconforming that prevents them from building additions to their home by-right.

**RECOMMENDATION**

Based upon the application and the submitted site plan by the applicant, a case can be made to justify the findings of a practical difficulty as described in this review letter. Unless there are unaddressed concerns raised by members of the public during the public hearing at this meeting, we recommend that the applicant's request for a variance to enlarge a legal nonconforming residential structure be granted.

If you have further questions, please do not hesitate to contact us.

Respectfully submitted,

**MCKENNA**

Brigitte Smith, AICP  
Assistant Planner

Andrew Littman  
Senior Planner

CITY OF GROSSE POINTE WOODS  
Building Department  
20025 Mack Plaza, Grosse Pointe Woods, MI 48236  
Ph 313.343.2426/Fax 313.343.2439

**BUILDING PERMIT APPLICATION**  
**ZONING COMPLIANCE AND PLAN REVIEW**  
**COMMERCIAL AND RESIDENTIAL**

**ZONING COMPLIANCE INCLUDES:** Drives, Fences, Accessory Structures/Sheds (less than 200 sq ft), Awning, Garage Floors, Patios (non-elevated), Play Structures (NOTE: This list is not all inclusive. If you have any questions, please call the Building Department @ 313-343-2426.

Property Owner Name: JEFF KUMMER Date: 9/25/23  
GP Woods Address: 1398 ANITA GALE MI. e-mail: \_\_\_\_\_  
Work#: \_\_\_\_\_ Home/Cell#: \_\_\_\_\_

Contractor/Applicant Name: JAMES W. KALICH JR.  
Telephone # \_\_\_\_\_ Fax # \_\_\_\_\_ Mobile/Cell # \_\_\_\_\_  
Contractor Address: 27935 ALLOR S.C.S. MI. 48087  
MI Builder's License #: 2101090296 MI Driver's License #: \_\_\_\_\_  
e-mail address: \_\_\_\_\_

**SPECIFY NATURE OF PROPOSED WORK:**  
ONE STORY ROOM ADDITION ON BACK OF HOUSE.

Value of Construction \$ 30,000.00

Section 23a of State Construction Code Act of 1972, No. 230 of the Public Acts of 1972, being Section 125.1523a of the Michigan Compiled Laws, prohibits a person from conspiring to circumvent the licensing requirements of the State relating to persons who are to perform work on a residential building or a residential structure. Violations of Section 23a are subject to civil fines.

Applicant Signature: [Signature]  
I hereby certify that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and we agree to conform to all applicable laws of this jurisdiction.

**FOR OFFICE USE ONLY**  
Approved: \_\_\_\_\_ Denied: \_\_\_\_\_ Zoning Board of Approval Required # \_\_\_\_\_  
Inspector: \_\_\_\_\_ Date: \_\_\_\_\_



BUILDER REGISTRATION

20025 Mack Plaza  
Grosse Pointe Woods, MI 48236

Copy of the builder's license and the owner's driver's license required. FEE \$20

This is to certify that the applicant named below, having been licensed as a

BUILDER: 2101090296 Expiration Date 5/31/2026  
State License Number

by the State of Michigan, is hereby registered in the City of Grosse Pointe Woods.

Print Company name, if any  
JAMES W - KALICH JR.  
Print Builder's Name  
27935 ALLOR  
Address  
S.C.S. MI. 48087  
City \_\_\_\_\_ Zip \_\_\_\_\_  
Telephone \_\_\_\_\_

Michigan Driver's License No.: \_\_\_\_\_  
Federal I.D. No.: \_\_\_\_\_  
Insurance - Workman's Comp - Corporate Services -  
MESC Employer No. \_\_\_\_\_  
Self Employed with no employees: \_\_\_\_\_  
Sign Here

OFFICE USE: \_\_\_\_\_

Date License Issued: \_\_\_\_\_ Date License Expires: 12/31/ \_\_\_\_\_ BY: \_\_\_\_\_



**CERTIFICATE OF LIABILITY INSURANCE**

DATE (MM/DD/YYYY)  
08/29/2023

**THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.**

**IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).**

<b>PRODUCER</b> <b>StateFarm</b> TOM PECK 25310 LITTLE MACK AVE  ST. CLAIR SHORES MI 48081	CONTACT NAME: TOM PECK PHONE (A/C, No. Ext): 586-775-6300 E-MAIL ADDRESS: TOM@PECKAGENCY.COM	FAX (A/C, No.): 586-775-1135
	INSURER(S) AFFORDING COVERAGE INSURER A : State Farm Mutual Automobile Insurance Company NAIC # 25178 INSURER B : State Farm Fire and Casualty Company 25143 INSURER C : [dropdown] INSURER D : [dropdown] INSURER E : [dropdown] INSURER F : [dropdown]	
<b>INSURED</b>  KALICH WINDOW & HOME IMPROVEMENT INC 22935 ALLOR ST  ST CLAIR SHORES MI 48082		

**COVERAGES CERTIFICATE NUMBER: REVISION NUMBER:**

**THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.**

INSR LTR	TYPE OF INSURANCE	ADD INSD	SUB WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
B	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR  GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:	Y		92-GQ-Z299-5	05/05/2023	05/05/2024	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 300,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ \$
A	AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS NON-OWNED AUTOS ONLY <input type="checkbox"/> HIRED AUTOS ONLY	Y		C97 3714-E06-22A	05/06/2023	11/06/2023	COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ 1,000,000 BCDILY INJURY (Per accident) \$ 1,000,000 PROPERTY DAMAGE (Per accident) \$ 500,000 PROPERTY PROTECTION \$ 1,000,000
	UMBRELLA LIAB <input type="checkbox"/> OCCUR EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED <input type="checkbox"/> RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$ \$ PER STATUTE <input type="checkbox"/> OTH-ER <input type="checkbox"/> E.L. EACH ACCIDENT \$ 500,000 E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? <input type="checkbox"/> Y/N (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	N/A		92-GQ-Z202-5	05/05/2023	05/05/2024	

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

(Empty space for description of operations)

<b>CERTIFICATE HOLDER</b>	<b>CANCELLATION</b>
	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.  AUTHORIZED REPRESENTATIVE Completed by an authorized State Farm representative. If signature is required, please contact a State Farm agent.

**Mollie Mackinnon**

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**From:** Brigitte Smith <bsmith@mcka.com>  
**Sent:** Tuesday, October 3, 2023 1:52 PM  
**To:** Mollie Mackinnon  
**Subject:** Re: 1398 Anita Addition

**CAUTION: This email originated from outside of the organization. DO NOT click links, open attachments or reply to this message unless you recognize the sender and know the content is safe:**

Thanks for sending this along. Unfortunately, this is a nonconforming structure. It is located in the R-1E Residential District, which requires a minimum side yard of 5 ft. The current side yard on the east property side property line is less than 5 feet. Is there a variance on file for the side setback of this property? If not, they will need to seek one from ZBA in order to enlarge the current nonconforming building. Let me know if you have any questions.

Best,

Brigitte Smith Wolf, AICP

Assistant Planner  
(she/her)

MCKENNA  
O 248.596.0920 | C 313-657-5529 | F 248.596.0930  
235 E. Main Street, Ste. 105 | Northville, MI 48167  
bsmith@mcka.com | [mcka.com](http://mcka.com)

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**From:** Mollie Mackinnon <mmackinnon@gpwmi.us>  
**Sent:** Tuesday, October 3, 2023 1:05 PM  
**To:** Brigitte Smith <bsmith@mcka.com>  
**Subject:** 1398 Anita Addition

Hi Brigitte,

Bruce asked me to send you the site plans for additions/new houses before he does the building review. Can you look at this application for me?

Thank you,

*Mollie Mackinnon  
Permit Technician  
City of Grosse Pointe Woods Building Department  
(313) 343-2426*

Property of the City of Grosse Pointe Woods. If you have received this transmission in error, please delete immediately.



33960 GROESBECK HWY.  
CLINTON TWP, MI 48035

10-30-2023

Property:  
1398 Anita  
Grosse Pointe Woods

To whom it may concern:

Letter of Intent for ZBA meeting 11-20-2023

Our intent is to build an addition off the back of the house that meets all the setback restrictions. However, the house does not comply to today's setbacks. The house was built approximately 80 years ago, and the setbacks at that time were in compliance.

James Kalich

CITY OF GROSSE POINTE WOODS  
20025 MACK PLAZA  
GROSSE POINTE WOODS MI 48236  
(313) 343-2440 - CITY CLERK  
FAX (313) 343-2785  
(313) 343-2426 - BUILDING DEPARTMENT  
FAX (313) 343-2439

RECEIVED  
OCT 25 2023  
CITY OF GROSSE POINTE WOODS  
BUILDING DEPARTMENT

APPLICATION TO THE ZONING BOARD OF APPEALS

1. Address of the Property 1398 ANITA  
(Number and Street)

TO THE ZONING BOARD OF APPEALS

I (We) JAMES WILLIAM KALICH JR.  
Name (Please Print) Phone No. (Daytime)  
77935 AVAL S.C.S. MI. 48082  
Address City State Zip

Hereby appeal to the Zoning Board of Appeals for a variance to:

EXISTING NON-CONFORMING  
RESIDENCE FOR A NEW  
REAR ADDITION

2. DESCRIPTION OF CASE (Fill out only items that apply)

- a. Present zoning classification of the property R-1E
- b. Description of property
  - (1) Size and Area of Lot 60' x 128'
  - (2) Is the lot a corner or interior lot NO

PAID  
OCT 25 2023  
CITY OF GROSSE POINTE WOODS  
Payment Validation

c. Description of EXISTING structures

- (1) Total square footage of accessory building now on premises \_\_\_\_\_; of main buildings \_\_\_\_\_
- (2) Uses of building on premises HOUSE
- (3) Percentage of lot coverage of all buildings on ground level \_\_\_\_\_%

d. Description of PROPOSED structures

- (1) Height of proposed structure 17'
- (2) Height and area of existing structure 28'
- (3) Dimensions and area of structure or addition to be constructed 16x15
- (4) Percentage of lot coverage of all buildings including proposed 13 %

e. Yard setbacks after completion of addition/structure

- (1) Front Yard (measured from lot line) \_\_\_\_\_
- (2) Side Yard (measured from lot line) \_\_\_\_\_
- (3) Rear Yard (measured from lot line) \_\_\_\_\_

f. A sketch drawn to scale depicting the above information shall Be included herewith.

3. TYPE OF VARIANCE REQUEST: NON-USE – Common regulations subject to non-use variance requests: setbacks, height or parking regulations, lot coverage, bulk or landscaping restrictions. Uniqueness: odd shape, small size, wetland, creek, natural features, big trees or slopes.

The applicant must present evidence to show that if the zoning ordinance is applied strictly, unnecessary hardship to the applicant will result, and that all four of the following requirements are met: (please answer all four).

a) That the ordinance restrictions unreasonable prevent the owner from using the property for a permitted purpose.

YES, THE HOUSE IS NON CONFORMING AND CANNOT MOVE IN WITHOUT RENOVATION



b) That the variance would do substantial justice to the applicant as well as to other property owners in the district, and a lesser relaxation than that requested would not give substantial relief to the owner of the property or be more consistent with justice to other property owners.

HOUSES ON THIS STREET HAS  
STRUCTURES CLOSER THAN 5' TO  
PROPERTY

c) That the plight of the landowner is due to the unique circumstances of the property.

THE EXIST'G HOUSE WAS BUILT  
AT A TIME OF DIFFERENT  
ZONING RESTRICTIONS

d) That the alleged hardship has not been created by any person presently having an interest in the property.

OWNER BOUGHT HOUSE AS  
IS. NOT SELF-CREATED

\*NOTE: When answering questions pertaining to use and non-use variances, additional paper may be used if necessary.

4. TYPE OF VARIANCE REQUEST: USE – A use variance permits a use of land that is otherwise not allowed in that zoning district. The applicant must present evidence to show that if the zoning ordinance is applied strictly, unnecessary hardship to the applicant will result, and that all four of the following requirements are met: (please answer all reasons).

a) That the property could not be reasonably used for the purpose permitted in that zone.

EXIST'G NON-CONFORMING HOUSE  
\_\_\_\_\_  
\_\_\_\_\_

b) That the appeal results from unique circumstances to the property and not from general neighborhood conditions

HOUSE WAS BUILT CLOSE TO  
EAST PROPERTY LINE

c) That the use requested by the variance would not alter the essential character of the area.

NO, MANY HOUSES HAVE SIMILAR  
CIRCUMSTANCES

d) That the alleged hardship has not been created by any person presently having an interest in the property.

NO, HOUSE IS APPROXIMATE  
80 YRS OLD AND RECENTLY  
BOUGHT BY NEW OWNER

When granting any variance, the Board must ensure that the spirit of the ordinance is observed, public safety secured, and substantial justice done.

5. Interpretation of the Zoning Ordinance is requested because:

EXISTING HOUSE WAS CONSTRUCTED  
AT A TIME OF DIFFERENT ZONING  
RESTRICTIONS

6. Article and Section of the Zoning Ordinance that is being appealed:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

I hereby depose and say that all the above statements and the statements contained in the papers submitted herewith are true and correct.

[Signature]  
Signature of Property Owner

[Signature]  
Signature of Applicant

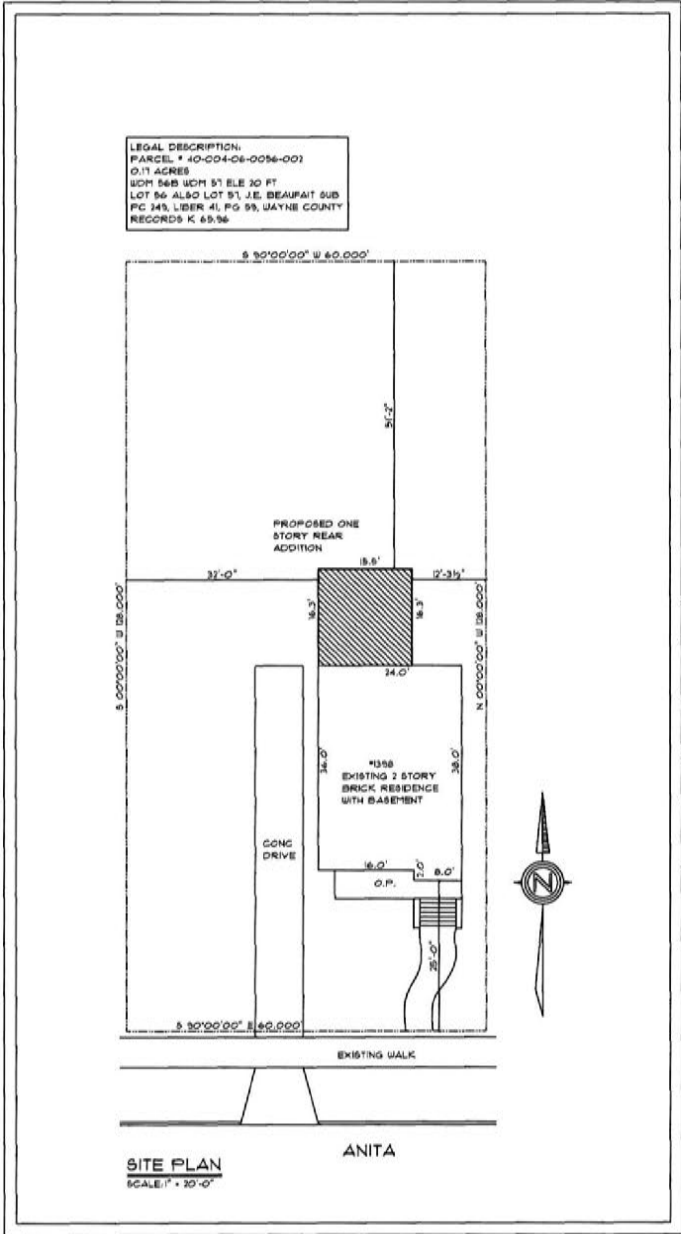
Subscribed and sworn to before me this 16<sup>th</sup> day of October 2023

[Signature]  
Notary Public

My Commission expires 9-12-2025

**NOTE: The Zoning Board of Appeals meets the first and third Monday of each month at 7:30 PM. The application must be filed with the City Clerk with a fee in the amount of \$375 for residential, or \$500 for commercial, a minimum of 14 days prior to council hearing.**

**THERESA DHONDT**  
NOTARY PUBLIC - STATE OF MICHIGAN  
COUNTY OF MACOMB  
My Commission Expires Sept. 12, 2025  
Acting in the County of Macomb





**CITY OF GROSSE POINTE WOODS  
DEPARTMENT OF PUBLIC SAFETY**

*JOHN G. KOSANKE, Director*

20025 Mack Plaza

Grosse Pointe Woods, MI 48236-2397



TO: Director John Kosanke  
FROM: Sgt. Joseph Provost, Fire Inspector  
DATE: November 15, 2023  
SUBJECT: 1398 Anita ZBA Review

I have reviewed the variance request for the proposed project at 1398 Anita. The request, if granted, would not have a negative impact on Public Safety Operations.

Respectfully,

Sgt. Joseph Provost, #S3  
Fire Inspector

MEMO 23-31

TO: Paul Antolin, City Clerk

From: James Kowalski, Director of Public Works *J.K.*

Date: November 15, 2023

Subject: Variance Request at 1398 Anita

I have reviewed the request submitted by applicant (James Kalich Jr) for a variance to build an addition to his legally nonconforming home located at 1398 Anita. The addition variance will have no impact on the Department of Public Services or its utilities.

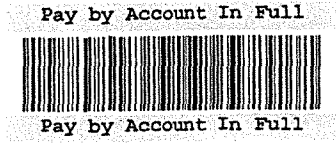
Please contact me if you have any questions

Section 4, Item B.

City of Grosse Pointe Woods  
20025 Mack Plaza  
Grosse Pointe Woods, MI 48236  
(313) 343-2426  
(313) 343-2439

Invoice For Permit: PB230756  
Print Date: 10/25/2023

James William Kalich, Jr.  
22935 Allor  
St. Clair Shores MI 48082



\$ 375.00

Invoice No	Invoice Date	Permit Number	Address	Amount Due
00058752	09/26/23	PB230756	1398 ANITA AVE	\$ 0.00
<b>Fee Details:</b>				
Quantity	Description	Amount	Cost	Balance
20000.000	Plan Review Fee	\$100.00		\$ 0.00
1.000	Lic Reg Contractor	\$20.00		\$ 0.00
00059051	10/25/23	PB230756	1398 ANITA AVE	\$ 375.00
<b>Fee Details:</b>				
Quantity	Description	Amount	Cost	Balance
20000.000	ZBA Application Cost	\$375.00		\$ 375.00
Total Amount Due				\$ 375.00

CITY OF GROSSE POINTE WOODS  
20025 MACK PLAZA  
GROSSE POINTE WOODS, MI 48236  
Phone : (313) 343-2440  
E-Mail : SMURPHY@GPWMI.US  
WWW.GPWMI.US

PAID  
OCT 25 2023  
CITY OF GROSSE POINTE WOODS  
#6459

Received From:  
KALICH WINDOW & HOME IMPROVEMENT INC  
Date: 10/25/2023 Time: 11:36:28 AM  
Receipt: 514718 \*\*\* REPRINT \*\*\*  
Cashier: hgoff

ITEM REFERENCE	AMOUNT
BDINV BUILDING DEPT. INVOICE 00059051	\$375.00
TOTAL	\$375.00
CHECK 6459	\$375.00
Total Tendered:	\$375.00
Change:	\$0.00

# AFFIDAVIT OF PROPERTY OWNERS NOTIFIED

Re: 1398 Anita  
James Kalich, Jr.

State of Michigan )  
                                  ) ss.  
County of Wayne )

**I HEREBY CERTIFY that the notice of Hearing was duly mailed First Class Mail on 11/02/23 to the following property owners within a 300 foot radius of the above property in accordance with the provisions of the 2017 City Code of Grosse Pointe Woods. A Hearing fee of \$375.00 has been received with receipt # 514718.**

**Paul P. Antolin, MiPMC  
City Clerk**

**See attached document for complete list.**

### **City of Grosse Pointe Woods, Michigan**

NOTICE IS HEREBY GIVEN that the City Council, meeting as a Zoning Board of Appeals (ZBA) under the provisions of Michigan Compiled Laws, 125.3101 through 125.3702 as amended, to consider a variance for the property located at 1398 Anita Avenue. A variance is required for the proposed enlargement of the residential building due to the nonconforming nature of the building, it does not comply with the side yard setback requirement of the R-1E District. The ZBA hearing is scheduled for Monday, November 20, 2023, at 7:00 p.m. in the Council-Court Room of the Municipal Building, at 20025 Mack Plaza Dr. The application is available for inspection at the Municipal Building, 20025 Mack Plaza Dr., between 8:30 a.m. and 5:00 p.m. Monday through Friday. All interested persons are invited to attend and will be given opportunity for public comment. The public may appear in person or be represented by counsel. Written comments will be received in the City Clerk's office, up to the close of business preceding the hearing. A group spokesperson is encouraged on agenda items concerning organized groups. Individuals with disabilities requiring auxiliary aids or services at the meeting should contact the Grosse Pointe Woods Clerk's Office at 313-343-2440 seven days prior to the meeting.

**Paul P. Antolin, MiPMC  
City Clerk**



PARCELL ADDRESSES FOR ZBA NOTIFICATION

1398 ANITA

Section 4, Item B.

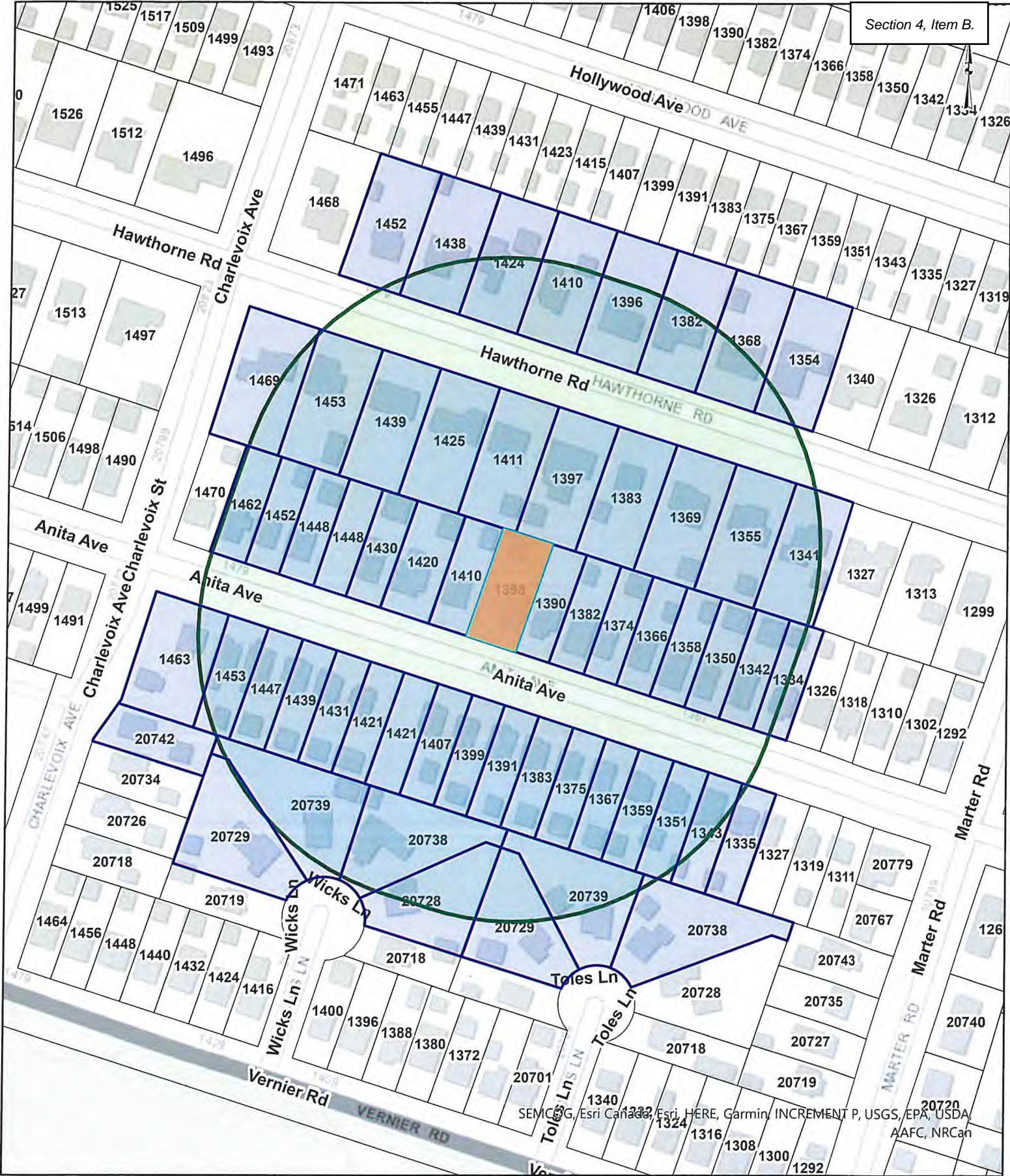
PARCELL	PROPERTY ADDRESS	OWNER/S	OWNER ADDRESS	CITY/STATE/ZIP
004 06 0065 000	1334 ANITA AVE	NORLIN, SCOTT & STEFANIE	1334 ANITA AVE	GROSSE POINTE WOODS, MI 48236
004 06 0076 000	1335 ANITA AVE	KAM, ERIC F	1335 ANITA AVE	GROSSE POINTE WOODS, MI 48236
004 05 0037 000	1341 HAWTHORNE RD	LAUHOFF, CHARLES F	1341 HAWTHORNE RD	GROSSE POINTE WOODS, MI 48236
004 06 0064 000	1342 ANITA AVE	ONESKI, GERALD W	1342 ANITA AVE	GROSSE POINTE WOODS, MI 48236
004 06 0077 000	1343 ANITA AVE	CRITES, JOSHUA	1343 ANITA AVE	GROSSE POINTE WOODS, MI 48236
004 06 0063 000	1350 ANITA AVE	RUMSCHLAG,, HENRY R	1350 ANITA AVE	GROSSE POINTE WOODS, MI 48236
004 06 0078 000	1351 ANITA AVE	BURNS, MATTHEW S	1351 ANITA AVE	GROSSE POINTE WOODS, MI 48236
004 05 0045 000	1354 HAWTHORNE RD	MACKELLAR, JILL & MIKO, CHRISTOPHER	1354 HAWTHORNE RD	GROSSE POINTE WOODS, MI 48236
004 05 0036 000	1355 HAWTHORNE RD	HEIMBERGER, SCOTT D	1355 HAWTHORNE RD	GROSSE POINTE WOODS, MI 48236
004 06 0062 000	1358 ANITA AVE	KADRICH, HANNAH	1358 ANITA AVE	GROSSE POINTE WOODS, MI 48236
004 06 0079 000	1359 ANITA AVE	MANARDO, LISA K	1359 ANITA AVE	GROSSE POINTE WOODS, MI 48236
004 06 0081 000	1375 ANITA AVE	ZIESEL, DETLEV	1360 WILDFLOWER CT	LAKE ORION, MI 48362-2374
004 06 0061 000	1366 ANITA AVE	GORALCZYK, ANDREW	1366 ANITA AVE	GROSSE POINTE WOODS, MI 48236
004 06 0080 000	1367 ANITA AVE	MCHALE, EDWARD & ROSALIND	1367 ANITA AVE	GROSSE POINTE WOODS, MI 48236
004 05 0046 000	1368 HAWTHORNE RD	BYRON, JAMES H	1368 HAWTHORNE RD	GROSSE POINTE WOODS, MI 48236
004 05 0035 000	1369 HAWTHORNE RD	HARPER, JOHN R	1369 HAWTHORNE RD	GROSSE POINTE WOODS, MI 48236
		OCCUPANT	1374 ANITA AVE	GROSSE POINTE WOODS, MI 48236
		OCCUPANT	1375 ANITA AVE	GROSSE POINTE WOODS, MI 48236
004 06 0059 000	1382 ANITA AVE	RIZARRI FE S & RIZARRI-MLYNAREK A	1382 ANITA AVE	GROSSE POINTE WOODS, MI 48236
004 05 0047 000	1382 HAWTHORNE RD	THOMAS, ALEXANDER & PAMELA	1382 HAWTHORNE RD	GROSSE POINTE WOODS, MI 48236
004 06 0082 000	1383 ANITA AVE	MEYERS, SHAYNA & SKERITT, ZACHARY	1383 ANITA AVE	GROSSE POINTE WOODS, MI 48236
004 05 0034 000	1383 HAWTHORNE RD	PASTORIA, MEAGAN	1383 HAWTHORNE RD	GROSSE POINTE WOODS, MI 48236
004 06 0058 000	1390 ANITA AVE	DALIPAJ, LULIETA	1390 ANITA AVE	GROSSE POINTE WOODS, MI 48236
004 06 0083 000	1391 ANITA AVE	BAKER, FRANCIS & PAMELA	1391 ANITA AVE	GROSSE POINTE WOODS, MI 48236
004 05 0048 000	1396 HAWTHORNE RD	ZADROZNY, DARIA & GRZEGORZ	1396 HAWTHORNE RD	GROSSE POINTE WOODS, MI 48236
004 05 0033 000	1397 HAWTHORNE RD	VENTIMIGLIA, SALVATORE P	1397 HAWTHORNE RD	GROSSE POINTE WOODS, MI 48236
004 06 0056 002	1398 ANITA AVE	KUMMER, JEFFREY	1398 ANITA AVE	GROSSE POINTE WOODS, MI 48236
004 06 0084 000	1399 ANITA AVE	JOHNSON, EDWARD W JR	1399 ANITA AVE	GROSSE POINTE WOODS, MI 48236
004 06 0085 000	1407 ANITA AVE	HUGHES, BYRON	1407 ANITA AVE	GROSSE POINTE WOODS, MI 48236
004 06 0055 002	1410 ANITA AVE	MARSHALL, BERTHA & ELLSTROM, PAMALLA	1410 ANITA AVE	GROSSE POINTE WOODS, MI 48236
004 05 0049 000	1410 HAWTHORNE RD	TRUPIANO, JOHN	1410 HAWTHORNE RD	GROSSE POINTE WOODS, MI 48236
004 05 0032 000	1411 HAWTHORNE RD	ZWICKER, MELISSA A	1411 HAWTHORNE RD	GROSSE POINTE WOODS, MI 48236
		OCCUPANT	1420 ANITA AVE	GROSSE POINTE WOODS, MI 48236
004 06 0087 000	1421 ANITA AVE	MOLCHANY TAMMY L	1421 ANITA AVE	GROSSE POINTE WOODS, MI 48236
004 05 0050 000	1424 HAWTHORNE RD	MAHALAK, DANIEL J	1424 HAWTHORNE RD	GROSSE POINTE WOODS, MI 48236
004 05 0031 000	1425 HAWTHORNE RD	DORSEY, ALBERT SR	1425 HAWTHORNE RD	GROSSE POINTE WOODS, MI 48236
004 06 0053 000	1430 ANITA AVE	BUCKMAN, ROBERT J	1430 ANITA AVE	GROSSE POINTE WOODS, MI 48236

PARCELL ADDRESSES FOR ZBA NOTIFICATION

1398 ANITA

Section 4, Item B.

004 06 0088 000	1431 ANITA AVE	SALOME, JOSEPH P	1431 ANITA AVE	GROSSE POINTE WOODS, MI 48236
004 05 0051 000	1438 HAWTHORNE RD	BOHANNON, DOUGLAS	1438 HAWTHORNE RD	GROSSE POINTE WOODS, MI 48236
004 05 0030 000	1439 HAWTHORNE RD	NAZIONE, JODI & CARTWRIGHT, ROBERT	1439 HAWTHORNE RD	GROSSE POINTE WOODS, MI 48236
004 06 0090 000	1447 ANITA AVE	STALL, DIANNE L	1447 ANITA AVE	GROSSE POINTE WOODS, MI 48236
004 06 0051 000	1448 ANITA AVE	THOMPSON, CAROLYN W	1448 ANITA AVE	GROSSE POINTE WOODS, MI 48236
004 05 0052 000	1452 HAWTHORNE RD	KOTWICK, MICHAEL J	1452 HAWTHORNE RD	GROSSE POINTE WOODS, MI 48236
004 06 0091 000	1453 ANITA AVE	SCHULTZ, ROBERT M & STEPHANIE L	1453 ANITA AVE	GROSSE POINTE WOODS, MI 48236
004 05 0029 000	1453 HAWTHORNE RD	OLSON FAMILY TRUST	1453 HAWTHORNE RD	GROSSE POINTE WOODS, MI 48236
004 06 0049 000	1462 ANITA AVE	MOROZ, ELIZABETH H. & MANERA, WILLIAM	1462 ANITA AVE	GROSSE POINTE WOODS, MI 48236
		OCCUPANT	1463 ANITA AVE	GROSSE POINTE WOODS, MI 48236
004 05 0028 000	1469 HAWTHORNE RD	DENSKI, KAI M.	1469 HAWTHORNE RD	GROSSE POINTE WOODS, MI 48236
004 06 0092 000	1463 ANITA AVE	GELOVANI, DAVID & ANASTASIYA	149 GROSSE POINTE BLVD	GROSSE POINTE FARMS, MI 48236
005 02 0045 000	20728 WICKS LN	HUTCHERSON, ASHLEY	20728 WICKS LN	GROSSE POINTE WOODS, MI 48236
005 02 0048 000	20729 TOLES LN	WIERWILLE, KRISTEN	20729 TOLES LN	GROSSE POINTE WOODS, MI 48236
005 02 0042 000	20729 WICKS LN	OBRIEN, MARGARET F	20729 WICKS LN	GROSSE POINTE WOODS, MI 48236
005 02 0050 000	20738 TOLES LN	GRIFFITH, JAMES K	20738 TOLES LN	GROSSE POINTE WOODS, MI 48236
005 02 0044 000	20738 WICKS LN	GALLAGHER, JOHN C	20738 WICKS LN	GROSSE POINTE WOODS, MI 48236
005 02 0049 000	20739 TOLES LN	MASAKOWSKI, RYAN & COOK, TASHA	20739 TOLES LN	GROSSE POINTE WOODS, MI 48236
005 02 0043 000	20739 WICKS LN	SPRYSZAK-HANNA, MARYANNE	20739 WICKS LN	GROSSE POINTE WOODS, MI 48236
005 02 0040 001	20742 CHARLEVOIX AVE	WEND, STEPHEN P	20742 CHARLEVOIX AVE	GROSSE POINTE WOODS, MI 48236
004 06 0054 000	1420 ANITA AVE	AF GPWOODS LLC	33300 W SIX MILE RD	LIVONIA, MI 48152
004 06 0060 000	1374 ANITA AVE	MOTSCHALL, ERIK	4330 QUARTON RD	BLOOMFIELD HILLS, MI 48302
004 06 0050 000	1452 ANITA AVE	BASAM, SHAYA H	588 VERNIER RD	GROSSE POINTE WOODS, MI 48236
004 06 0089 000	1439 ANITA AVE	BRETT, GEORGE J	926 HARCOURT RD	GROSSE POINTE PARK, MI 48230-1874

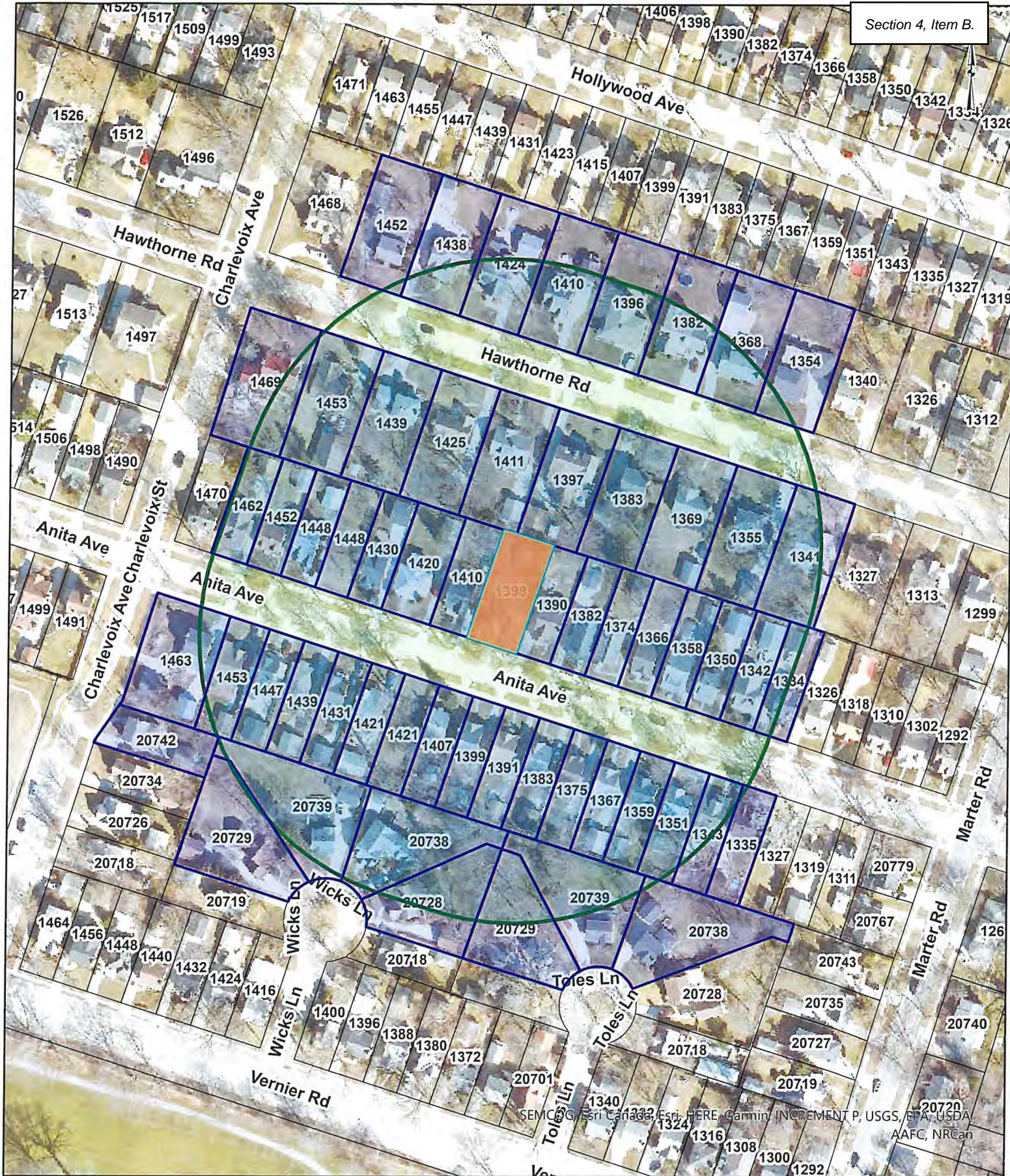


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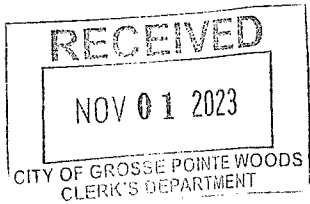




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AFFIDAVIT OF LEGAL PUBLICATION

# Grosse Pointe News

16980 Kercheval Pl  
Grosse Pointe, Michigan 48230  
(313)882-3500

COUNTY OF WAYNE  
STATE OF MICHIGAN, SS.

Kristin Martin Duus  
being duly sworn deposes and says that attached advertisement of

City of Grosse Pointe Woods  
was duly published in accordance with instructions, in the GROSSE POINTE NEWS on  
the following dates:

November 2, 2023

#3 GPW PHN 1398 ANITA

and knows well the facts stated herein, and that she is the Circulation Manager of  
said newspaper.

Kristin Martin Duus      Paul P. Antolin

Notary Public

NOTAR  
My Com  
Acting in

City of **Grosse Pointe Woods**, Michigan

**NOTICE OF HEARING**

NOTICE IS HEREBY GIVEN meeting as a Zoning Board of Appeals (ZBA) under the provisions of Michigan Compiled Laws, 125.3101 through 125.3702 as amended, to consider a variance for the property located at 1398 Anita Avenue. A variance is required for the proposed enlargement of the residential building due to the nonconforming nature of the building, it does not comply with the side yard setback requirement of the R-1E District. The ZBA hearing is scheduled for Monday, November 20, 2023, at 7:00 p.m. in the Council-Court Room of the Municipal Building, 20025 Mack Plaza Dr. The application is available for inspection at the Municipal Building, 20025 Mack Plaza Dr., between 8:30 a.m. and 5:00 p.m. Monday through Friday. All interested persons are invited to attend and will be given opportunity for public comment. The public may appear in person or be represented by counsel. Written comments will be received in the City Clerk's office, up to the close of business preceding the hearing. A group spokesperson is encouraged on agenda items concerning organized groups. Individuals with disabilities requiring auxiliary aids or services at the meeting should contact the Grosse Pointe Woods Clerk's Office at 313 343-2440 seven days prior to the meeting.

Paul P. Antolin, M.D.M.C.



**MCKENNA**

November 15, 2023

Zoning Board of Appeals  
City of Grosse Pointe Woods  
20025 Mack Plaza Dr  
Grosse Pointe Woods, MI 48236

**SUBJECT: 707 N RENAUD ZONING AND VARIANCE REVIEW**  
**ZONING: R-1A ONE-FAMILY RESIDENTIAL**  
**APPLICANT: NICOLAS & ALANNA AVOURIS, PROPERTY OWNERS**

Dear Board Members:

We have reviewed the proposed site plan prepared by Fenn & Associates for Nicholas D. Avouris Designs for the renovation of a single-family home at 707 N Renaud in the R-1A Residential District. The Building Department received the original application in June 2022 and has since received updated Site Plans on September 15, 2022, September 26, 2023 and October 17 and 27, 2023. The residential structure at this site, before renovation, was a nonconforming structure due to its noncompliance with the 40-foot front yard setback. Based on the Zoning Ordinance, that went into effect on May 15, 2022, any additions or expansions of nonconforming buildings (residential or commercial) must be reviewed by the Zoning Board of Appeals. However, the original site plan that was submitted to the City of Grosse Pointe Woods in 2022 was approved by the Building Department on June 27, 2022; additional updated site plans have been submitted since then. This review letter addresses the variance being requested and details the dimensions of the building and the components that do not comply with the R-1A District standards.

**Aerial Image of 707 N Renaud from Google Earth**



**Zoning Map**



**DETROIT**  
1938 Franklin Street  
Suite 203  
Detroit, Michigan 48207

O 313.888.9882  
F 248.596.0930  
**MCKA.COM**

Communities for real life.



## PLAN DETAILS

This review is based on the revised demo plans, elevation drawings, land survey and floor plan dated June 29, 2022, most recently revised on October 27, 2023. The floor plan indicates that the existing building footprint, which was a noncompliant structure due to noncompliance with the front yard setbacks, was expanded and a screened in porch (lanai) was added in the rear of the building without approval from the Zoning Board of Appeals. The construction project is now near completion; however, there are dimensional elements that do not comply with standards of the Zoning Ordinance. The table below details the components out of compliance with Ordinance requirements.

## DIMENSIONAL REQUIREMENTS

Standard	Requirement	Prior Conditions	New Conditions	Compliance
Minimum Front Setback <sup>1</sup>	40'	<40', the Garage and open porch extend past the 40' setback. Nonconforming.	<40', the Garage extends past the 40' setback as before. The open porch has been revised as of 10/27/23 to be within the permitted 8ft extension into the front yard.	Yes
Minimum Side Setback <sup>2</sup>	10' for at least one side; 25' minimum for both sides combined. Or no less than 4' on one side and 12' total based on the averages of the existing structures on the block.  (See Footnote 2 for the permitted reduction of side yard for certain lots.)	9.48', 10.32'  Does not total to the min. 25'.  Nonconforming.	9.48' + 10.32' = 19.8'  The average total side yards of the existing dwellings is 13'	Yes
Minimum Rear Setback	28'	>28'	>28'	Yes
Maximum Building Height	2.5 stories or 30'	Unknown at this time.	30' Ridge Height	Yes
Finish Grade Line / Building Grade Line	<12" >18" from the front sidewalk	Pre-construction Plan 12/10/21 is 589.31' - 587.62' = 20.28"	Site Plan with 10/3/23 Grading Revision is 589.5' - 587.62' = 22.5"	Existing nonconformity.  Drainage being addressed with the City Engineer.
First Floor Elevation <sup>3</sup>	<6" >26" above the finish grade line	Unknown at this time.	3'	No
Lot Size	8,500 sq.ft.	Unknown at this time.	90' by 145' = 13,050 ft <sup>2</sup>	Yes



Lot Coverage <sup>1</sup>	35%	<32%	Home w/ Addition + Lanai = 4,796 ft <sup>2</sup> or 36.8%	No
			Home w/ Addition + Lanai + Walkout = 4,984 ft <sup>2</sup> 38%	
			Home w/ Addition + Lanai + Walkout + Balcony = 5,150.75 ft <sup>2</sup> 39.5%	
Impervious Surfaces	30% in addition to structures	Unknown	10%	Yes

<sup>1</sup> Section 50-5.14, "porches, platforms, balconies, ... attached garages and other projections shall be considered as part of the building and not as a part of the yards or courts or unoccupied spaces." "The building inspector may permit encroachments or extensions into the front or rear yard provided such structures do not extend more than 30 inches from the main wall of the building, do not in the aggregate occupy more than 20 percent of the length of such wall, and do not interfere with the light or ventilation of any room used as a dwelling. This section shall not apply to unenclosed outside porches not exceeding one story in height which do not extend into the required front yard farther than eight feet or into the rear yard farther than 12 feet."

<sup>2</sup> Section 50-3.8 "Reduction of side yard for certain lots." "Notwithstanding anything to the contrary provided in this article, where more than 50 percent of the lots on one side of a street, between two intersecting streets within any R-1 (A through E) district, are occupied by dwellings having side yards of lesser width than required in the applicable zoning district, any building thereafter erected on any one of such lots may have side yards equal in width to the average side yards of such existing dwellings. These reduced side yards shall be arrived at by averaging the total side yards of each existing dwelling, provided that in no instance shall the smaller side yard of any such dwelling be less than four feet, nor shall the sum of both side yards be less than 12 feet."



The estimates of the side yard setbacks for houses on this block, based on the Wayne County GIS Parcel Data, include the following, starting at the western corner of the block: House 1 = 10ft / 6ft; House 2 = 4ft / 10ft; House 3 = 4ft / 5ft; House 4





(property, skip); House 5 = irregular formation due to lack of rear yard and triangular shape. The average of the lesser side yard setback= 4.67 ft; The average of the total setbacks = 13 ft.

<sup>3</sup> First floor elevation is the height that the first floor extends above the building grade line/finish grade line, which is elevation of the ground adjoining the building on all four sides.

The R-1A District does permit half stories and up to 2.5 stories within the permitted building height. The basement is 2' short of being considered a story based on the standards set in Section 50-2.3. It reads "*Basements. means that portion of a building which is wholly or partly below the average grade of the ground level adjoining the building is a basement when the height from the grade up to the first floor tier of floor beams or joists is less than the height from the grade level down to the floor; provided, however, that, if the height from the grade level to the first tier of floor beams or joists is five feet or more, such basement shall be considered a story.*"

<sup>4</sup> Lot Coverage means the part or percent of the lot occupied by buildings or structures, including accessory buildings or structures and above ground and permanent swimming pools.

**VARIANCE REQUEST**

The renovation / addition expanding the nonconforming residential house and the lanai (screened in porch) do not comply with various components of the Zoning Ordinance: It exceeds the allowed lot coverage and first floor elevation allowed by-right in the R-1A District. The applicant requests two variances from the Zoning Ordinance that pertain to Section 50-3.1. A. 4. and Section 50-5.20:

**50-3.1. A R-1A One-Family Residential. 4. Development Standards:**

*Lot coverage & Maximum percentage: 35%*

**50-5.20 Building grades:** "*... The first-floor elevation shall be not less than six inches or more than 26 inches above the finish grade line of the building.*"

**VARIANCE COMMENTS**

Per *Section 50-7.15.1.1* of the Zoning Ordinance, the Zoning Board of Appeals must find that "**practical difficulty**" has been demonstrated and make findings regarding the following standards prior to acting on a proposed variance. Additional information brought forward by the Board, the applicant, and/ or during the public hearing should be incorporated into the record prior to the Board making any determination. The Ordinance outlines the following criteria for consideration in determining a variance. Our comments follow:

**1. The variance must be in harmony with and serve the intent and purpose of the Ordinance, considering the following:**

- a. That strict compliance with the restrictions governing area, setbacks, frontage, height, bulk, density, and other similar items would unreasonably prevent the petitioner from using the property for a permitted purpose or would render conformity with said restrictions unnecessarily burdensome.**

Enforcing the first-floor elevation would be excessively burdensome. The difficulty in raising or lowering the first-floor level in relation to the degree of nonconformity is hard to justify given that half stories and basement stories are permitted by the Zoning Ordinance. If the height of the basement was built to be two (2) feet higher, totaling five (5) feet from the grade level to the first tier of floor, the basement would have been considered a story and met the ordinance requirement.

In terms of lot coverage, the Zoning Board of Appeals must determine to what extent it is unnecessarily burdensome based on the appeal presented by the applicant.



- b. **That a variance would do substantial justice to the petitioner as well as to other petitioners in the zoning district; or whether a lesser relaxation of the restrictions would give substantial relief to the petitioner and be more consistent with justice to others (i.e., are there other more reasonable alternatives).**

Other properties in the near vicinity on N. Renaud do not comply with the 35% lot coverage. The applicant has reduced the size of the front porch to reduce the degree of non-compliance. The Zoning Board of Appeals should consider what is a reasonable alternative, if any, based on the petition of the applicant.

- c. **That the plight of the petitioner is due to unique circumstances of the property.**

There are not any unique circumstances of the property.

- d. **That the petitioner's problem is not self-created.**

The problem may be deemed self-created. However, the petitioner relied upon the approved plans. It is the responsibility of the property owner / applicant to comply with the code or identify any deviation. The applicants have taken measures to modify the original construction plans to what has been built to be in greater compliance with the Zoning Ordinance.

**RECOMMENDATION**

In conclusion, based on the information provided by the applicant and the context of the block, a case can be made to justify the findings of practical difficulty for the variances requested to 50-5.2 Building Grades. The applicant complies with the overall height restriction of the R-1A Residential District and if the basement were elevated two (2) feet higher, the basement would be considered a story and up to 2.5 stories are permitted in the R-1A District.

For the variance to increase the lot coverage, there is practical difficulty in meeting the Ordinance based on the current and unique circumstances of this case. The decision of what is an allowable percentage to increase the lot coverage will be contingent on whether the Zoning Board of Appeals considers the walkout and/or the balcony to be included in the lot coverage calculations. Given that the applicant has already taken action to reduce their lot coverage by decreasing the size of the open front porch, we recommend the Board bases their decision regarding the allowable lot coverage on the petition from the applicant at the meeting.

It is recommended that the requested variances be granted with the stipulations that no further accessory building be permitted on the property or no further action is taken to increase the lot coverage.

Respectfully submitted,

**MCKENNA**

Brigitte Wolf, AICP  
City Planner / Zoning Administrator

15,000  
Plan Review

RUSH REQUEST \$100  
add 8-22

CITY OF GROSSE POINTE WOODS  
Building Department  
20025 Mack Plaza, Grosse Pointe Woods, MI 48236  
Ph 313.343.2426/Fax 313.343.2439

RECEIVED  
JUN 30 2022

**BUILDING PERMIT APPLICATION** CITY OF GROSSE POINTE WOODS  
**ZONING COMPLIANCE AND PLAN REVIEW** BUILDING DEPARTMENT  
**COMMERCIAL AND RESIDENTIAL**

**ZONING COMPLIANCE INCLUDES:** Drives, Fences, Accessory Structures/Sheds (less than 200 sq ft), Awning, Garage Floors, Patios (non-elevated), Play Structures (NOTE: This list is not all inclusive. If you have any questions, please call the Building Department @ 313-343-2426.

Property Owner Name: Nicholas D. & Anna Avaris Date: 4.15.22

GP Woods Address: 707 N. Renaud e-mail: [REDACTED]

Work#: [REDACTED] Home/Cell#: [REDACTED]

Contractor/Applicant Name: Nicholas D. & Anna Avaris (Homeowners)

Telephone [REDACTED] Fax # [REDACTED] Mobile/Cell # [REDACTED]

Contractor Address: 871 N. Renaud

MI Builder's License #: \_\_\_\_\_ MI Driver's License #: \_\_\_\_\_

e-mail address: [REDACTED]

CITY OF GROSSE POINTE WOODS  
BLDG & SAFETY DIVISION  
APPROVED [Signature]  
DATE 8-22-22

**SPECIFY NATURE OF PROPOSED WORK:**

Remodel entire home

Value of Construction \$ 150,000

Section 23a of State Construction Code Act of 1972, No. 230 of the Public Acts of 1972, being Section 125.1523a of the Michigan Compiled Laws, prohibits a person from conspiring to circumvent the licensing requirements of the State relating to persons who are to perform work on a residential building or a residential structure. Violations of Section 23a are subject to civil fines.

Applicant Signature: [Signature]

I hereby certify that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and we agree to conform to all applicable laws of this jurisdiction.

**FOR OFFICE USE ONLY**  
Approved: [Signature] Denied: \_\_\_\_\_ Zoning Board of Approval Required # \_\_\_\_\_  
Inspector: [Signature] Date: 8/27/22

03/16 CANNOT BE REVIEWED  
SITE PLAN / SOA REC 7/6/22

REVISED

CITY OF GROSSE POINTE WOODS

Building Department  
20025 Mack Plaza, Grosse Pointe Woods, MI 48236  
Ph 313.343.2426/Fax 313.343.2439

RECEIVED  
OCT 27 2013  
CITY OF GROSSE POINTE WOODS  
BUILDING DEPARTMENT

**BUILDING PERMIT APPLICATION**  
**ZONING COMPLIANCE AND PLAN REVIEW**  
**COMMERCIAL AND RESIDENTIAL**

**ZONING COMPLIANCE INCLUDES:** Drives, Fences, Accessory Structures/Sheds (less than 200 sq ft), Awning, Garage Floors, Patios (non-elevated), Play Structures (NOTE: This list is not all inclusive. If you have any questions, please call the Building Department @ 313-343-2426.

Property Owner Name: Nicholas & Athena Annunzio Date: \_\_\_\_\_  
GP Woods Address: 707 N Renaud e-mail: \_\_\_\_\_  
Work#: \_\_\_\_\_ Home/Cell#: \_\_\_\_\_

Contractor/Applicant Name: Home owners  
Telephone \_\_\_\_\_ Fax # \_\_\_\_\_ Mobile/Cell # \_\_\_\_\_  
Contractor Address: 105 Stonehurst GPS  
MI Builder's License #: \_\_\_\_\_ MI Driver's License #: \_\_\_\_\_  
e-mail address: \_\_\_\_\_

**SPECIFY NATURE OF PROPOSED WORK:**

\_\_\_\_\_  
Renovate home  
\_\_\_\_\_  
\_\_\_\_\_

Value of Construction \$ 508,575

Section 23a of State Construction Code Act of 1972, No. 230 of the Public Acts of 1972, being Section 125.1523a of the Michigan Compiled Laws, prohibits a person from conspiring to circumvent the licensing requirements of the State relating to persons who are to perform work on a residential building or a residential structure. Violations of Section 23a are subject to civil fines.

Applicant Signature: [Signature]  
I hereby certify that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and we agree to conform to all applicable laws of this jurisdiction.

**FOR OFFICE USE ONLY**  
Approved: \_\_\_\_\_ Denied: \_\_\_\_\_ Zoning Board of Approval Required # \_\_\_\_\_  
Inspector: \_\_\_\_\_ Date: \_\_\_\_\_

## LETTER OF INTENT

Nicholas and Alanna Avouris  
65 Stonehurst Rd.  
Grosse Pointe Shores, MI 48236

Regarding: 707 N Renaud  
Grosse Pointe Woods, MI 48236

October 27, 2023

To: The Zoning Board of Appeals:

Removal of the improvements constructed in accordance with the approved plans would cause significant and substantial damage.

The surrounding homes are non-conforming and do not meet the current side yard setbacks or lot coverage requirements.

This site remains with the original integrity of a single-family home for this neighborhood.

We have been working with the city to modify the original plans to now be in concurrence with the previous porch/front yard setback.

We thank you for your time and consideration.

Sincerely,

Nicholas & Alanna Avouris

\*\*\*THIS FORM MUST BE TYPED\*\*\*

CITY OF GROSSE POINTE WOODS  
20025 MACK PLAZA  
GROSSE POINTE WOODS MI 48236  
(313) 343-2440 – CITY CLERK  
FAX (313) 343-2785  
(313) 343-2426 – BUILDING DEPARTMENT  
FAX (313) 343-2439

RECEIVED  
OCT 27 2023  
CITY OF GROSSE PTE WOODS  
BUILDING DEPARTMENT

APPLICATION TO THE ZONING BOARD OF APPEALS

1. Address of the Property **707 N Renaud Road**  
(Number and Street)

TO THE ZONING BOARD OF APPEALS

I (We) **Nicholas & Alanna Avouris** [REDACTED]  
Name (Please Print) Phone No. (Daytime)

**65 Stonehurst Rd Grosse Pointe Shores, MI 48236**  
Address City State Zip

Hereby appeal to the Zoning Board of Appeals for a variance to:

3 variances Sideyard Setback, Lot Coverage, 1<sup>st</sup> Floor Height  
\_\_\_\_\_  
\_\_\_\_\_

2. DESCRIPTION OF CASE (Fill out only items that apply)

a. Present zoning classification of the property - Residential

b. Description of property

(1) Size and Area of Lot - 13,050 sq ft - 90' x 145'

(2) Is the lot a corner or interior lot Interior

PAID  
OCT 27 2023  
CITY OF GROSSE PTE WOODS  
Payment Validation

\*\*\*THIS FORM MUST BE TYPED\*\*\*

c. Description of EXISTING structures

- (1) Total square footage of accessory building now on premises \_\_\_\_\_; of main buildings 4752 (Footprint including garage and lanai).
- (2) Uses of building on premises- Residential
- (3) Percentage of lot coverage of all buildings on ground level 36.4 %

d. Description of PROPOSED structures

- (1) Height of proposed structure 30'-0"
- (2) Height and area of existing structure 30'-0"
- (3) Dimensions and area of structure or addition to be constructed - Same Structure (Less 72.57 sq feet reduction of front porch) The new square footage (Footprint including Garage and Lanai) will be 4679 sq feet. The new lot coverage will be 35.8%.
- (4) Percentage of lot coverage of all buildings including proposed 35.8 % (after 72.57 sq feet are removed from front porch)

e. Yard setbacks *after* completion of addition/structure

- (1) Front Yard (measured from lot line) 33.6' (same as previous home)
- (2) Side Yard (measured from lot line) 10.32' (same as previous home)
- (3) Rear Yard (measured from lot line) 39.19'

f. A sketch drawn to scale depicting the above information shall Be included herewith. Architectural plans and Site Plans are included

3. TYPE OF VARIANCE REQUEST: NON-USE – Common regulations subject to non-use variance requests: setbacks, height or parking regulations, lot coverage, bulk or landscaping restrictions. Uniqueness: odd shape, small size, wetland, creek, natural features, big trees or slopes.

The applicant must present evidence to show that if the zoning ordinance is applied strictly, a practical difficulty to the applicant will result, and that all four of the following requirements are met: (please answer all four).

a) That the ordinance restrictions unreasonable prevent the owner from using the property for a permitted purpose.

See attached

**\*\*\*THIS FORM MUST BE TYPED\*\*\***

---

b) That the variance would do substantial justice to the applicant as well as to other property owners in the district, and a lesser relaxation than that requested would not give substantial relief to the owner of the property or be more consistent with justice to other property owners.

See attached

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c) That the plight of the landowner is due to the unique circumstances of the property.

See attached

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d) That the alleged hardship has not been created by any person presently having an interest in the property.

See attached

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**\*NOTE:** When answering questions pertaining to use and non-use variances, additional paper may be used if necessary.

**4. TYPE OF VARIANCE REQUEST: USE – A use variance permits a use of land that is otherwise not allowed in that zoning district. The applicant must present evidence to show that if the zoning ordinance is applied strictly, an unnecessary hardship to the applicant will result, and that all four of the following requirements are met (please answer all reasons):**

a) That the property could not be reasonably used for the purpose permitted in that zone.

n/a

---



**\*\*\*THIS FORM MUST BE TYPED\*\*\***

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**b) That the appeal results from unique circumstances to the property and not from general neighborhood conditions**

n/a \_\_\_\_\_

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**c) That the use requested by the variance would not alter the essential character of the area.**

\_\_\_\_\_ n/a \_\_\_\_\_

---

---

**d) That the alleged hardship has not been created by any person presently having an interest in the property.**

\_\_\_\_\_ n/a \_\_\_\_\_

---

---

**When granting any variance, the Board must ensure that the spirit of the ordinance is observed, public safety secured, and substantial justice done.**

**5. Interpretation of the Zoning Ordinance is requested because:**

\_\_\_\_\_ n/a \_\_\_\_\_

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**6. Article and Section of the Zoning Ordinance that is being appealed:**

\_\_\_\_\_ n/a \_\_\_\_\_

---

I hereby depose and say that all the above statements and the statements contained in the papers submitted herewith are true and correct.

Alanna Lums  
Signature of Property Owner

Alanna Lums  
Signature of Applicant

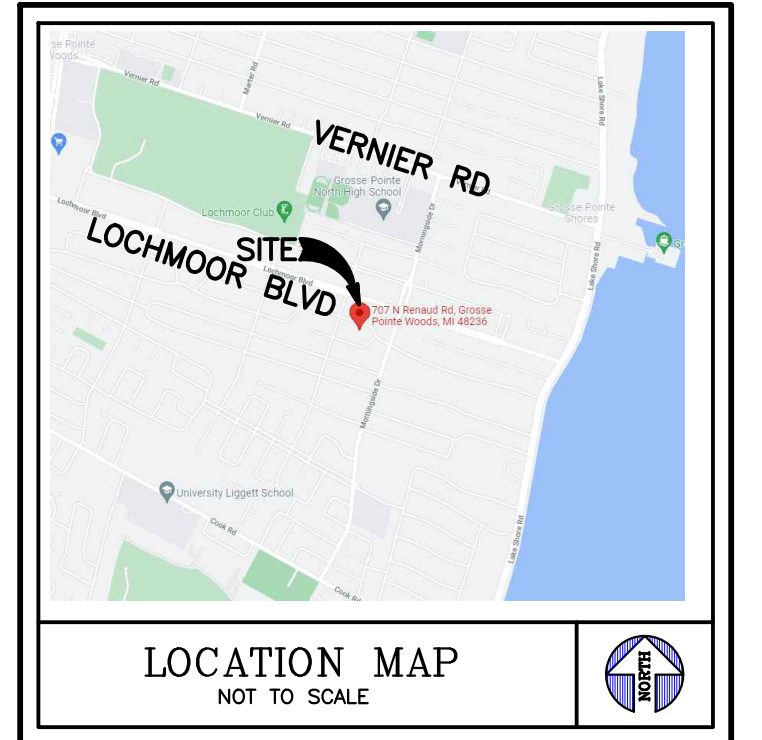
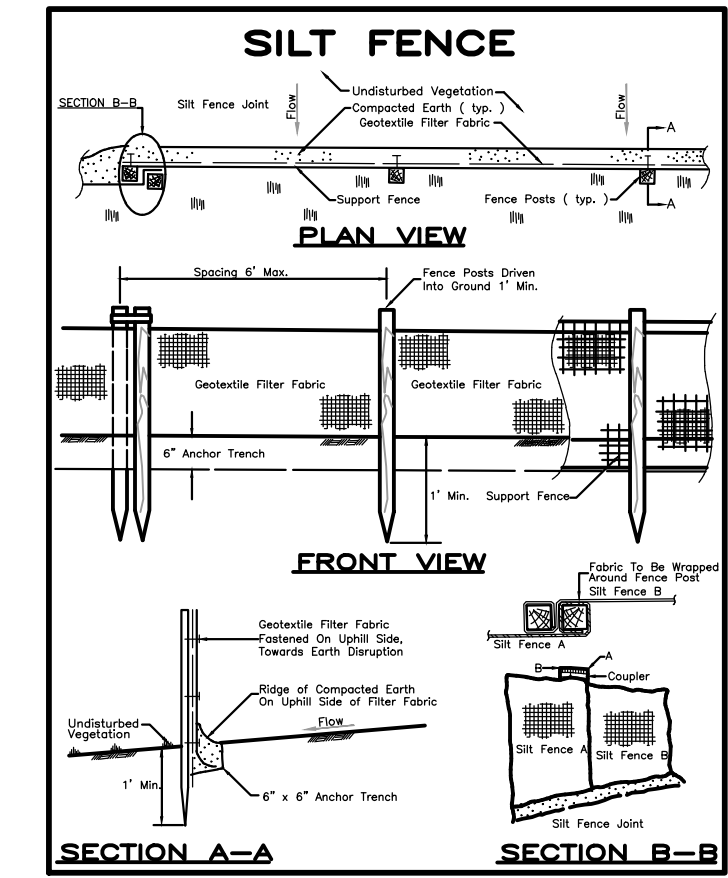
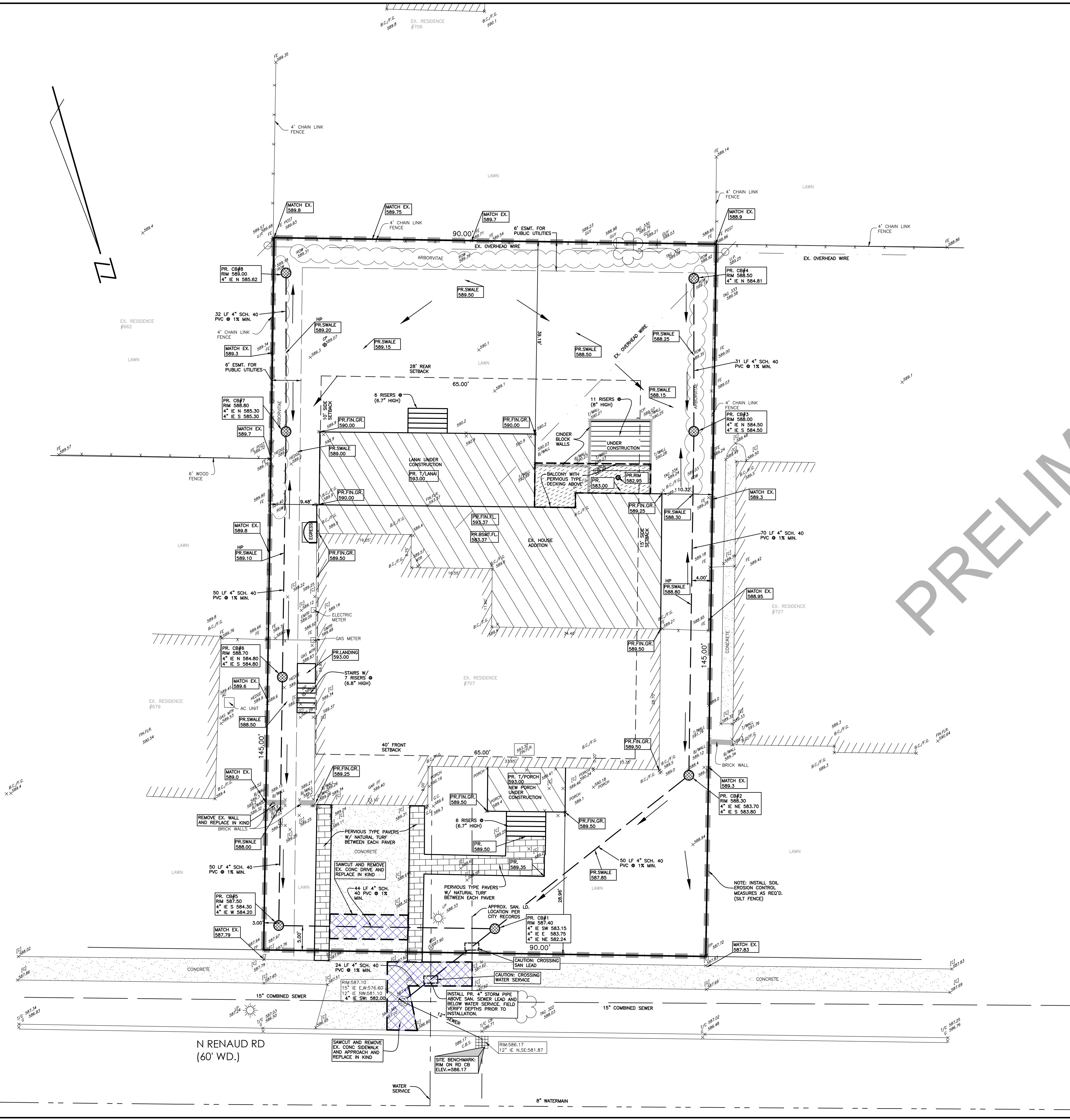
Subscribed and sworn to before me this 27 day of October 2023

Melie Markonnen  
Notary Public

My Commission expires 6/23/2026

NOTE: The Zoning Board of Appeals meets the first and third Monday of each month at 7:30 PM. The application must be filed with the City Clerk with a fee in the amount of \$375 for residential, or \$500 for commercial, a minimum of 14 days prior to council hearing.

Tom Henrich  
Tom Henrich



- SOIL EROSION NOTES:**
- 1) INSTALL EROSION CONTROL MEASURES PRIOR TO CONSTRUCTION.
  - 2) ALL SOIL EROSION MEASURES MUST BE IN PLACE PRIOR TO ANY EARTH MOVEMENT.
  - 3) COMPLETE ALL EARTH MOVEMENT.
  - 4) RIGHT-OF-WAY MUST BE STABILIZED PRIOR TO FINAL GRADE INSPECTION.
  - 5) ALL SWALE AREAS, ALL SLOPES GREATER THAN 1:5 AND 10' AROUND STORM STRUCTURES MUST BE STABILIZED PRIOR TO FINAL GRADE INSPECTION.
  - 6) AFTER PERMANENT EARTH STABILIZATION IS COMPLETED, REMOVE EROSION CONTROL MEASURES.

**NOTE:** ALL INTERIOR GRADES (ARCHITECTURAL) SUCH AS FINISH FLOOR, BASEMENT FLOOR, FOOTING GRADES WALL SECTIONS SHALL BE VERIFIED BY THE BUILDER AND/OR ARCHITECT PRIOR TO CONSTRUCTION. ALL TRADES MUST USE THE ARCHITECTURAL PLANS OF RECORD TO CONSTRUCT ANYTHING OTHER THAN EXTERIOR GRADES AS SHOWN ON THIS PLOT PLAN.

**NOTE:** SETBACKS AS SHOWN ON THIS PLOT PLAN WERE OBTAINED FROM THE MUNICIPALITY. IT IS THE RESPONSIBILITY OF THE CLIENT TO INSURE THAT THIS INFORMATION IS CORRECT. SINCE DEED RESTRICTIONS ARE NOT SUPPLIED BY THE MUNICIPALITY, THE CLIENT MUST INFORM THIS OFFICE OF ANY SPECIAL RESTRICTIONS WHICH MAY AFFECT THIS PLOT PLAN.

**NOTE:** FENN AND ASSOCIATES ASSUMES NO RESPONSIBILITY FOR GIVEN HOUSE DIMENSIONS. CLIENT MUST VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION.

**NOTE:** THIS PLOT PLAN WAS PREPARED IN THE OFFICE. FIELD WORK WAS PERFORMED. APPROVAL OF THIS PLOT PLAN DOES NOT RELIEVE THE OWNER/BUILDER OF COMPLIANCE WITH ALL APPLICABLE CODES AND/OR ORDINANCES.

**NOTE:** THIS DRAWING IS NOT INTENDED OR REPRESENTED TO BE A LAND OR PROPERTY LINE SURVEY. THIS DRAWING IS NOT TO BE USED FOR THE ESTABLISHMENT OF ANY PROPERTY LINES OR OTHER IMPROVEMENTS.

**NOTE:** ACTUAL AS-BUILT LEAD LOCATIONS MUST BE OBTAINED FROM THE CITY/TOWNSHIP.

**NOTE:** PROPOSED HOUSE HAS PROPOSED DROP BRICK LEDGE.

PRELIMINARY

CONSTRUCTION SEQUENCE	OPERATION THE SCHEDULE - BEGINNING											
	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN
A SOIL EROSION CONTROL MEASURE												
B HOUSE CONSTRUCTION												
C DRIVEWAY & SIDEWALK CONSTRUCTION												
D FINAL GRADING												
E PERMANENT SOIL EROSION												

NOTE: THIS TIMING AND SEQUENCE CHART IS TO BE FILLED IN BY THE CLIENT PRIOR TO SUBMITTAL TO THE CITY/TOWNSHIP.

NOTE: AREA OF PROPOSED EARTH CHANGE = 10,300 SQ. FT.

NOTE: SOIL EROSION CONTROL MEASURES WILL BE MAINTAINED ON A WEEKLY BASIS AND AFTER EACH STORM EVENT BY THE BUILDER.

NOTE: THE NEAREST WATER COURSE IS LAKE ST CLAIR, APPROX. 3500± TO THE EAST.

SOIL TYPE PER WAYNE COUNTY SOIL MAP: LIVONIA-URBAN LAND-FREESOLE COMPLEX

- LEGEND**
- SECTION CORNER
  - FOUND IRON, MIN., NAIL
  - SET IRON
  - RECORDED
  - MEASURED
  - CALCULATED
- EXISTING DESCRIPTION**
- U.P. = UTILITY POLE
  - E/WOODS = EDGE OF WOODS
  - B/BM = BOTTOM OF BERM
  - T/BM = TOP OF BERM
  - E/ASPHALT = EDGE OF ASPHALT
  - E/CONC = EDGE OF CONCRETE
  - C/MIP = CORRUGATED METAL PIPE INVERT
  - T/WALL = TOP OF WALL
  - B/WALL = BOTTOM OF WALL
  - E/WATER = EDGE OF WATER
  - B/C.F.G. = BUILDING CORNER/FINISHED GRADE
  - M/SO = MARKER
  - W/SO = WATER SHUT OFF
  - CL = CENTERLINE
  - MSO = MANHOLE
  - SAN. MH. = SANITARY MANHOLE
  - C.B. = CATCH BASIN BEEHIVE
  - T/C = TOP OF CURB
  - STM. MH. = STORM MANHOLE
  - T/B = TOP OF BANK
  - B/B = BOTTOM OF BANK
  - CL = CENTERLINE
  - C.B.S. = CATCH BASIN SQUARE
  - LP = LIGHT POLE
  - GW = GATE VALVE/WELL
- PR. 000.00 = PROPOSED GRADE
- 000.00 = EXISTING GRADE
- PR. 000.00 = PLAN PROPOSED GRADE NO LONGER APPLICABLE
- C.B. FILTER
- SILT FENCE

AREA OF LOT = 13,050 SF  
 AREA OF HOUSE & GARAGE FOOTPRINT = 4,752 SF  
 LOT COVERAGE = 36.4%  
 ZONED R-1A  
 AREA OF LOT = 13,050 SF  
 AREA OF IMPERVIOUS = 5,317 SF  
 LOT COVERAGE = 40.7%

LEGAL DESCRIPTION:  
 WDZYK104 TO 112 LOTS 104 TO 112 INCL RENMOOR MANOR SUB PC611  
 L73 P57 WCR K 102.63  
 SITE BENCHMARK: RIM ON ROAD CATCH BASIN, ELEVATION: 586.17 (NVD88)

ADDRESS: 707 N RENAUD RD PARCEL ID. #010-08-0104-000  
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REVISIONS			
11/9/22 NEW BASEMENT LAYOUT	FIELD: B.J., C.S.	SHEET SIZE	DRAWN BY:
10/3/23 UPGRADE TPO/GRADING PLAN	CHECKED: J.S.R., P.E.	24 x 36	R.PERRI
10/13/23 STORM SEWER			
SCALE: 1" = 10'			
DATE: 12/10/21			
TOPOGRAPHIC MAPPING UPON 707 N RENAUD RD			
PART OF PC 611			
CITY OF GROSSE POINTE WOODS, WAYNE COUNTY, MICHIGAN			
CLIENT: NICHOLAS D. AVOURIS DESIGNS LLC			
			DRAWING NUMBER: 21-00435.03



CALL MISS DIG 1-800-482-7171  
 72 HOURS (5 WORKING DAYS - EXCLUDING SAT., SUN. & HOLIDAYS)  
 OR 811  
 (TOLL FREE) FOR THE LOCATION OF UNDER GROUND FACILITIES

N RENAUD RD  
 (60' WD.)

INSTALL PR. 4\"/>

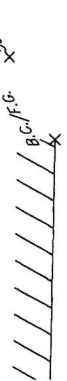
CAUTION: CROSSING WATER SERVICE  
 CAUTION: CROSSING SAN LEAD

8\"/>

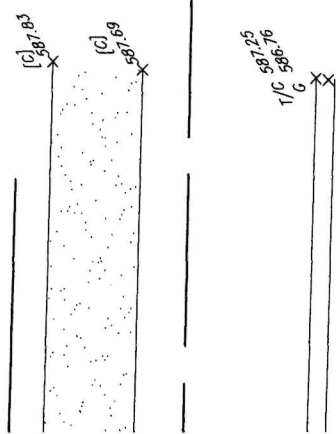
NOTE SOIL EROSION CONTROL MEASURES WILL BE MAINTAINED ON A WEEKLY BASIS AND AFTER EACH STORM EVENT BY THE BUILDER.

NOTE: THE NEAREST WATER COURSE IS LAKE ST. CLAIR. APPROX. 3500± TO THE EAST.

SOIL TYPE PER WAYNE COUNTY SOIL MAP: LIVONIA-URBAN LAND-FREESOIL COMPLEX



Existing Porch is 15'-1" x 8'-7"  
 Proposing to cut back to 15'-1" x 4'-0"  
 This will reduce the square footage footprint by 73 sq feet.  
 This will reduce the lot coverage by .6%  
 This will reduce the front yard setback to be where the previous porch was.  
 \*All has been confirmed by Jeff Rizzo at Fenn & Associates



AREA OF L  
 AREA OF F  
 LOT COVER  
 ZONED R-  
 AREA OF L  
 AREA OF IN  
 LOT COVER

LEGAL DE:  
 WDZYK104  
 L73 P57  
 SITE BENCH

ADDRESS:  
 This drawing  
 permission fr

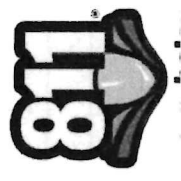
REV

2 NE  
 B UP  
 GF  
 23 S  
 23 PI

Section 4, Item C.

Utility information, as shown, indicates the approximate locations and types of utilities as disclosed to this firm by various utility company's marking(s) and/or plans provided.  
 No guarantee is provided or implied as to the existence, accuracy, or completeness of any utilities.  
 All locations and depths of any utilities that may exist shall be verified in the field by others prior to the start of construction.  
 Extreme caution shall be utilized during construction when operating near overhead and/or buried utilities.



CALL MISS DIG  
 72 HOURS (3 WORKING DAYS - EXCLUDING SAT., SUN. & HOLIDAYS)  
 CALL MISS DIG  
 1-800-482-7171  
 OR  
 811



EVENT BY THE

WATER COURSE IS LAKE ST CLAIR, APPROX. EAST.

COUNTY SOIL MAP: LIVONIA-URBAN EX

- PR. 000.00 = PROPOSED GRADE
- 000.00 = EXISTING GRADE
- PR-000000 = PLAN PROPOSED GRADE NO LONGER APPLICABLE
-  = C.B. FILTER
-  = SILT FENCE

Existing

AREA OF LOT = 13,050 SF  
 AREA OF HOUSE & GARAGE FOOTPRINT = 4,752 SF  
 LOT COVERAGE = 36.4%  
 ZONED R-1A  
 AREA OF LOT = 13,050 SF  
 AREA OF IMPERVIOUS = 5,317 SF  
 LOT COVERAGE = 40.7%

After Porch Reduction  
 Area of Lot - 13,050 SF  
 Area of house and garage footprint - 4,679 SF  
 Lot Coverage - 35.8%

LEGAL DESCRIPTION:  
 WDZYK104 TO 112 LOTS 104 TO 112 INCL RENMOOR MANOR SUB PC611  
 L75 P57 WCR K 102.63  
 SITE BENCHMARK: RIM ON ROAD CATCH BASIN, ELEVATION: 586.17 (NAVD88)

ADDRESS: 707 N RENAUD RD

PARCEL I.D. #010-08-0104-006  
 CITY OF GROSSE POINTE WOODS  
 BUILDING DEPARTMENT

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RECEIVED

NOV 09 2023

REVISIONS

- 11/9/22 NEW BASEMENT LAYOUT
- 10/3/23 UPDATE TOPO/ GRADING PLAN
- 10/11/23 STORM SEWER
- 10/13/23 PER CITY REVIEW

**Fenn & Associates, Inc.**  
 Land Surveying and Civil Engineering  
 14933 Commercial Drive, Shelby Township, MI 48315  
 Phone: 586-254-9577 Fax: 586-254-9020 www.fennsurveying.com

SCALE: 1" = 10'  
 DATE: 12/10/21  
 FIELD: B.H., C.S.  
 CHECKED: J.S.R., P.E.  
 SHEET SIZE: 24 x 36  
 DRAWN BY: R.PERRI

TOPOGRAPHIC MAPPING UPON 707 N RENAUD RD  
 PART OF PC 611  
 CITY OF GROSSE POINTE WOODS, WAYNE COUNTY, MICHIGAN

CLIENT: NICHOLAS D. AVOURIS DESIGNS LLC  
 DRAWING NUMBER: 21-00435.03

ion, as shown, indicates the approximate locations and types of  
 used to this firm by various utility company's marking(s) and/or plans  
 is provided or implied as to the existence, accuracy, or completeness of  
 id depths of any utilities that may exist shall be verified in the field by  
 the start of construction.  
 n shall be utilized during construction when operating near overhead  
 utilities.

ISS DIG 72 HOURS (3 WORKING DAYS -  
 EXCLUDING SAT., SUN. & HOLIDAYS)

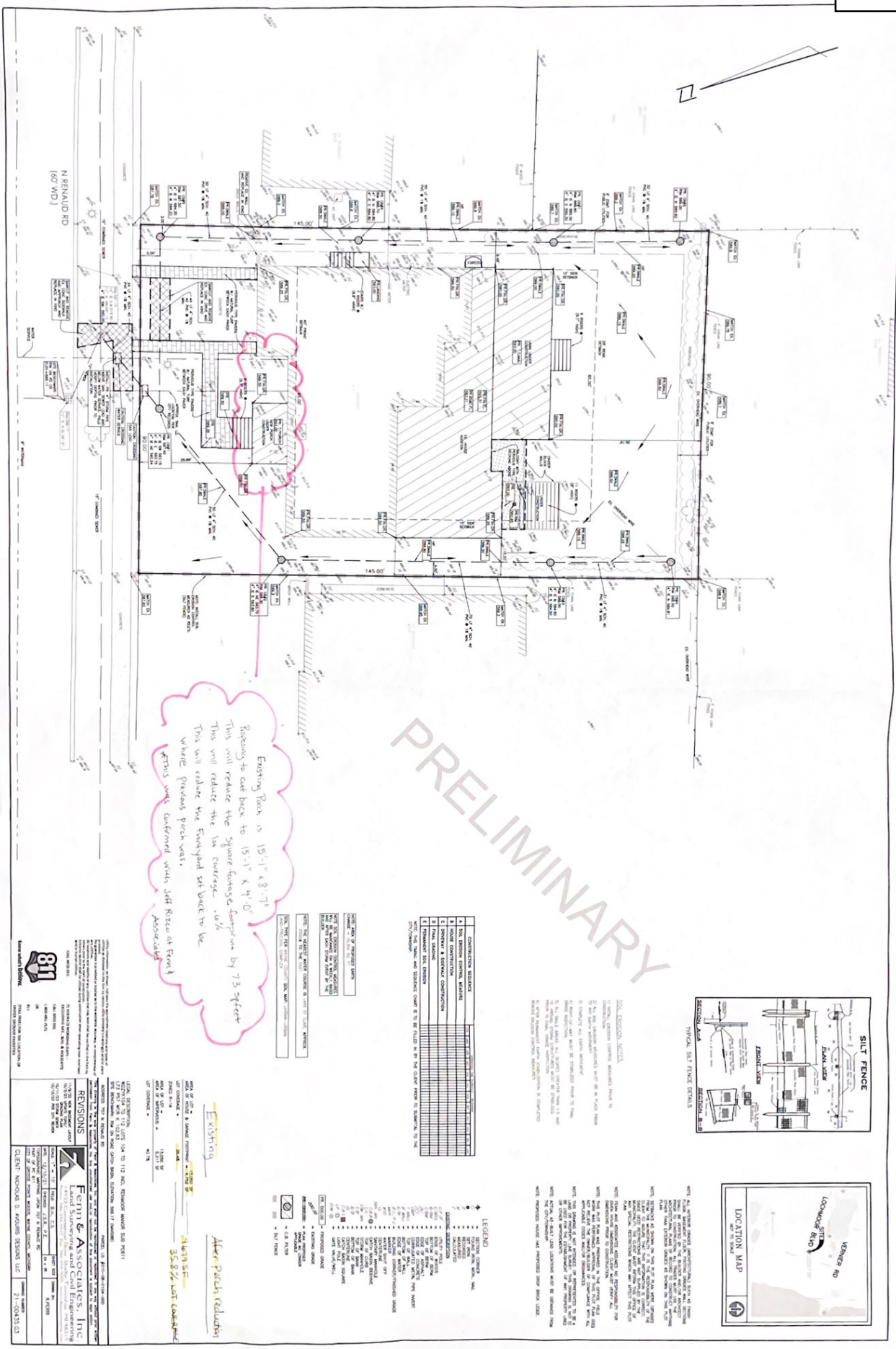
CALL MISS DIG  
 1-800-482-7171

OR  
 811

(TOLL FREE) FOR THE LOCATION OF  
 UNDER GROUND FACILITIES

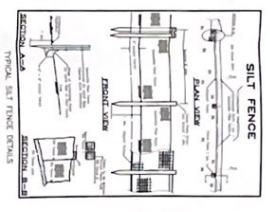


MISS DIG 811



Existing Basin is 15'-1" x 8'-7"  
 Repairs to cut back to 15'-1" x 4'-0"  
 This will reduce the square footage by 73 sqft  
 This will reduce the lot coverage 10%  
 where previous patch was  
 This will reduce the Footprint set back to be  
 where previous patch was.

NO.	DESCRIPTION
1	CONCRETE RETAINMENT WALL
2	CONCRETE CURB
3	CONCRETE DRIVEWAY
4	CONCRETE SIDEWALK
5	CONCRETE PATIO
6	CONCRETE PORCH
7	CONCRETE STEPS
8	CONCRETE FOUNDATION
9	CONCRETE SLAB
10	CONCRETE CURB
11	CONCRETE DRIVEWAY
12	CONCRETE SIDEWALK
13	CONCRETE PATIO
14	CONCRETE PORCH
15	CONCRETE STEPS
16	CONCRETE FOUNDATION
17	CONCRETE SLAB
18	CONCRETE CURB
19	CONCRETE DRIVEWAY
20	CONCRETE SIDEWALK
21	CONCRETE PATIO
22	CONCRETE PORCH
23	CONCRETE STEPS
24	CONCRETE FOUNDATION
25	CONCRETE SLAB
26	CONCRETE CURB
27	CONCRETE DRIVEWAY
28	CONCRETE SIDEWALK
29	CONCRETE PATIO
30	CONCRETE PORCH
31	CONCRETE STEPS
32	CONCRETE FOUNDATION
33	CONCRETE SLAB
34	CONCRETE CURB
35	CONCRETE DRIVEWAY
36	CONCRETE SIDEWALK
37	CONCRETE PATIO
38	CONCRETE PORCH
39	CONCRETE STEPS
40	CONCRETE FOUNDATION
41	CONCRETE SLAB
42	CONCRETE CURB
43	CONCRETE DRIVEWAY
44	CONCRETE SIDEWALK
45	CONCRETE PATIO
46	CONCRETE PORCH
47	CONCRETE STEPS
48	CONCRETE FOUNDATION
49	CONCRETE SLAB
50	CONCRETE CURB
51	CONCRETE DRIVEWAY
52	CONCRETE SIDEWALK
53	CONCRETE PATIO
54	CONCRETE PORCH
55	CONCRETE STEPS
56	CONCRETE FOUNDATION
57	CONCRETE SLAB
58	CONCRETE CURB
59	CONCRETE DRIVEWAY
60	CONCRETE SIDEWALK
61	CONCRETE PATIO
62	CONCRETE PORCH
63	CONCRETE STEPS
64	CONCRETE FOUNDATION
65	CONCRETE SLAB
66	CONCRETE CURB
67	CONCRETE DRIVEWAY
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70	CONCRETE PORCH
71	CONCRETE STEPS
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78	CONCRETE PORCH
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86	CONCRETE PORCH
87	CONCRETE STEPS
88	CONCRETE FOUNDATION
89	CONCRETE SLAB
90	CONCRETE CURB
91	CONCRETE DRIVEWAY
92	CONCRETE SIDEWALK
93	CONCRETE PATIO
94	CONCRETE PORCH
95	CONCRETE STEPS
96	CONCRETE FOUNDATION
97	CONCRETE SLAB
98	CONCRETE CURB
99	CONCRETE DRIVEWAY
100	CONCRETE SIDEWALK



**NOTES:**

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT AND STATE AGENCIES.
2. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL UTILITIES AND EXISTING STRUCTURES ON THE SITE.
4. THE CONTRACTOR SHALL MAINTAIN ADEQUATE EROSION CONTROL MEASURES THROUGHOUT THE CONSTRUCTION PROCESS.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND RESTORATION OF ALL ENVIRONMENTAL FEATURES ON THE SITE.
6. THE CONTRACTOR SHALL MAINTAIN ADEQUATE SAFETY MEASURES AND WARNING SIGNS DURING CONSTRUCTION.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND RESTORATION OF ALL EXISTING TREES AND PLANTS ON THE SITE.
8. THE CONTRACTOR SHALL MAINTAIN ADEQUATE DRAINAGE AND FLOOD CONTROL MEASURES THROUGHOUT THE CONSTRUCTION PROCESS.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND RESTORATION OF ALL EXISTING SOILS ON THE SITE.
10. THE CONTRACTOR SHALL MAINTAIN ADEQUATE ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.

**811**

Call before you dig. For more information, visit [www.callbeforeyoudig.com](http://www.callbeforeyoudig.com)

**REVISIONS:**

NO.	DESCRIPTION	DATE
1	ISSUE FOR PERMIT	11/15/23
2	REVISED PER PERMIT COMMENTS	11/20/23
3	REVISED PER PERMIT COMMENTS	12/01/23
4	REVISED PER PERMIT COMMENTS	12/15/23
5	REVISED PER PERMIT COMMENTS	12/20/23
6	REVISED PER PERMIT COMMENTS	12/25/23
7	REVISED PER PERMIT COMMENTS	12/30/23
8	REVISED PER PERMIT COMMENTS	01/05/24
9	REVISED PER PERMIT COMMENTS	01/10/24
10	REVISED PER PERMIT COMMENTS	01/15/24
11	REVISED PER PERMIT COMMENTS	01/20/24
12	REVISED PER PERMIT COMMENTS	01/25/24
13	REVISED PER PERMIT COMMENTS	01/30/24
14	REVISED PER PERMIT COMMENTS	02/05/24
15	REVISED PER PERMIT COMMENTS	02/10/24
16	REVISED PER PERMIT COMMENTS	02/15/24
17	REVISED PER PERMIT COMMENTS	02/20/24
18	REVISED PER PERMIT COMMENTS	02/25/24
19	REVISED PER PERMIT COMMENTS	03/01/24
20	REVISED PER PERMIT COMMENTS	03/05/24
21	REVISED PER PERMIT COMMENTS	03/10/24
22	REVISED PER PERMIT COMMENTS	03/15/24
23	REVISED PER PERMIT COMMENTS	03/20/24
24	REVISED PER PERMIT COMMENTS	03/25/24
25	REVISED PER PERMIT COMMENTS	04/01/24
26	REVISED PER PERMIT COMMENTS	04/05/24
27	REVISED PER PERMIT COMMENTS	04/10/24
28	REVISED PER PERMIT COMMENTS	04/15/24
29	REVISED PER PERMIT COMMENTS	04/20/24
30	REVISED PER PERMIT COMMENTS	04/25/24
31	REVISED PER PERMIT COMMENTS	05/01/24
32	REVISED PER PERMIT COMMENTS	05/05/24
33	REVISED PER PERMIT COMMENTS	05/10/24
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35	REVISED PER PERMIT COMMENTS	05/20/24
36	REVISED PER PERMIT COMMENTS	05/25/24
37	REVISED PER PERMIT COMMENTS	06/01/24
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93	REVISED PER PERMIT COMMENTS	03/10/25
94	REVISED PER PERMIT COMMENTS	03/15/25
95	REVISED PER PERMIT COMMENTS	03/20/25
96	REVISED PER PERMIT COMMENTS	03/25/25
97	REVISED PER PERMIT COMMENTS	04/01/25
98	REVISED PER PERMIT COMMENTS	04/05/25
99	REVISED PER PERMIT COMMENTS	04/10/25
100	REVISED PER PERMIT COMMENTS	04/15/25



## MEMORANDUM

**TO:** Frank Schulte, City Administrator  
Jim Kowalski, DPW Director

**FROM:** Scott Lockwood, Consulting City Engineer

**DATE:** 11/15/23

**SUBJECT:** **Grading at 707 North Renaud**  
AEW Project no. 0160-0474

Regarding review of the grading plan for 707 North Renaud, we approved a grading plan on 10/20/2023. Once grading is complete, the Owner is responsible to submit an as-built survey for review to verify the site is graded to match the proposed plan. There shall be no permanent certificate of occupancy issued until an as-built plan is approved.

Please note, we reviewed the proposed site grading to ensure no adjacent properties were adversely affected by drainage based on the proposed grading plan. We did not review for ordinance compliance regarding building floor elevations.



**CITY OF GROSSE POINTE WOODS  
DEPARTMENT OF PUBLIC SAFETY**

*JOHN G. KOSANKE, Director*

20025 Mack Plaza

Grosse Pointe Woods, MI 48236-2397



TO: Director John Kosanke  
FROM: Sgt. Joseph Provost, Fire Inspector  
DATE: November 15, 2023  
SUBJECT: 707 N Renaud ZBA Review

I have reviewed the variance request for the proposed project at 707 N Renaud. The request, if granted, would not have a negative impact on Public Safety Operations.

Respectfully,

Sgt. Joseph Provost, #S3  
Fire Inspector



MEMO 23-32

TO: Paul Antolin, City Clerk

From: James Kowalski, Director of Public Works 

Date: November 15, 2023

Subject: Zoning and Variance Request 707 N Renaud

I have reviewed the proposed site plan submitted by applicant (Nicolas & Alanna Avouris) for the zoning and variance requests for the property located at 707 N Renaud. The proposed plans will have no impact on the Department of Public Services or its utilities.

Please contact me if you have any questions

**City of Grosse Pointe Woods**

20025 Mack Plaza  
 Grosse Pointe Woods, MI 48236  
 (313) 343-2426  
 (313) 343-2439

Invoice For Permit: PB220

Section 4, Item C.

Print Date: 10/27/2023








Pay by Account In Full



Pay by Account In Full

AVOURIS, NICHOLAS D - ALANNA  
 707 N RENAUD RD  
 GROSSE POINTE WOODS MI 48236

**\$ 4,740.00**

Invoice No	Invoice Date	Permit Number	Address	Amount Due
 00053639	07/27/22	PB220659	707 N RENAUD RD	\$ 0.00
<b>Fee Details:</b>	<b>Quantity</b>	<b>Description</b>	<b>Amount Cost</b>	<b>Balance</b>
	130000.000	Building Permit	\$1290.00	\$ 0.00
 00053954	08/18/22	PB220659	707 N RENAUD RD	\$ 0.00
<b>Fee Details:</b>	<b>Quantity</b>	<b>Description</b>	<b>Amount Cost</b>	<b>Balance</b>
	150000.000	Plan Review Fee	\$300.00	\$ 0.00
 00053999	08/22/22	PB220659	707 N RENAUD RD	\$ 0.00
<b>Fee Details:</b>	<b>Quantity</b>	<b>Description</b>	<b>Amount Cost</b>	<b>Balance</b>
	15000.000	Plan Review Fee	\$100.00	\$ 0.00
 00054650	10/14/22	PB220659	707 N RENAUD RD	\$ 0.00
<b>Fee Details:</b>	<b>Quantity</b>	<b>Description</b>	<b>Amount Cost</b>	<b>Balance</b>
	1.000	Inspection Fee	\$55.00	\$ 0.00
 00054736	10/19/22	PB220659	707 N RENAUD RD	\$ 0.00
<b>Fee Details:</b>	<b>Quantity</b>	<b>Description</b>	<b>Amount Cost</b>	<b>Balance</b>
	1.000	Inspection Fee	\$55.00	\$ 0.00
 00059083	10/27/23	PB220659	707 N RENAUD RD	\$ 4,365.00
<b>Fee Details:</b>	<b>Quantity</b>	<b>Description</b>	<b>Amount Cost</b>	<b>Balance</b>
	598515.000	Building Permit	\$4365.00	\$ 4,365.00
 00059084	10/27/23	PB220659	707 N RENAUD RD	\$ 375.00
<b>Fee Details:</b>	<b>Quantity</b>	<b>Description</b>	<b>Amount Cost</b>	<b>Balance</b>
	598515.000	ZBA Hearing Cost	\$375.00	\$ 375.00
<b>Total Amount Due</b>				<b>\$ 4,740.00</b>

**PAID**  
 OCT 27 2023  
 CITY OF GROSSE PTE WOODS  
 #224

CITY OF GROSSE POINTE WOODS  
20025 MACK PLAZA  
GROSSE POINTE WOODS, MI 48236  
Phone : (313) 343-2440  
E-Mail : SMURPHY@GPWMI.US  
WWW.GPWMI.US

Received From: AVOURIS, NICHOLAS D - ALANN  
A  
Date: 10/27/2023 Time: 4:32:04 PM  
Receipt: 515027 \*\*\* REPRINT \*\*\*  
Cashier: hgoff

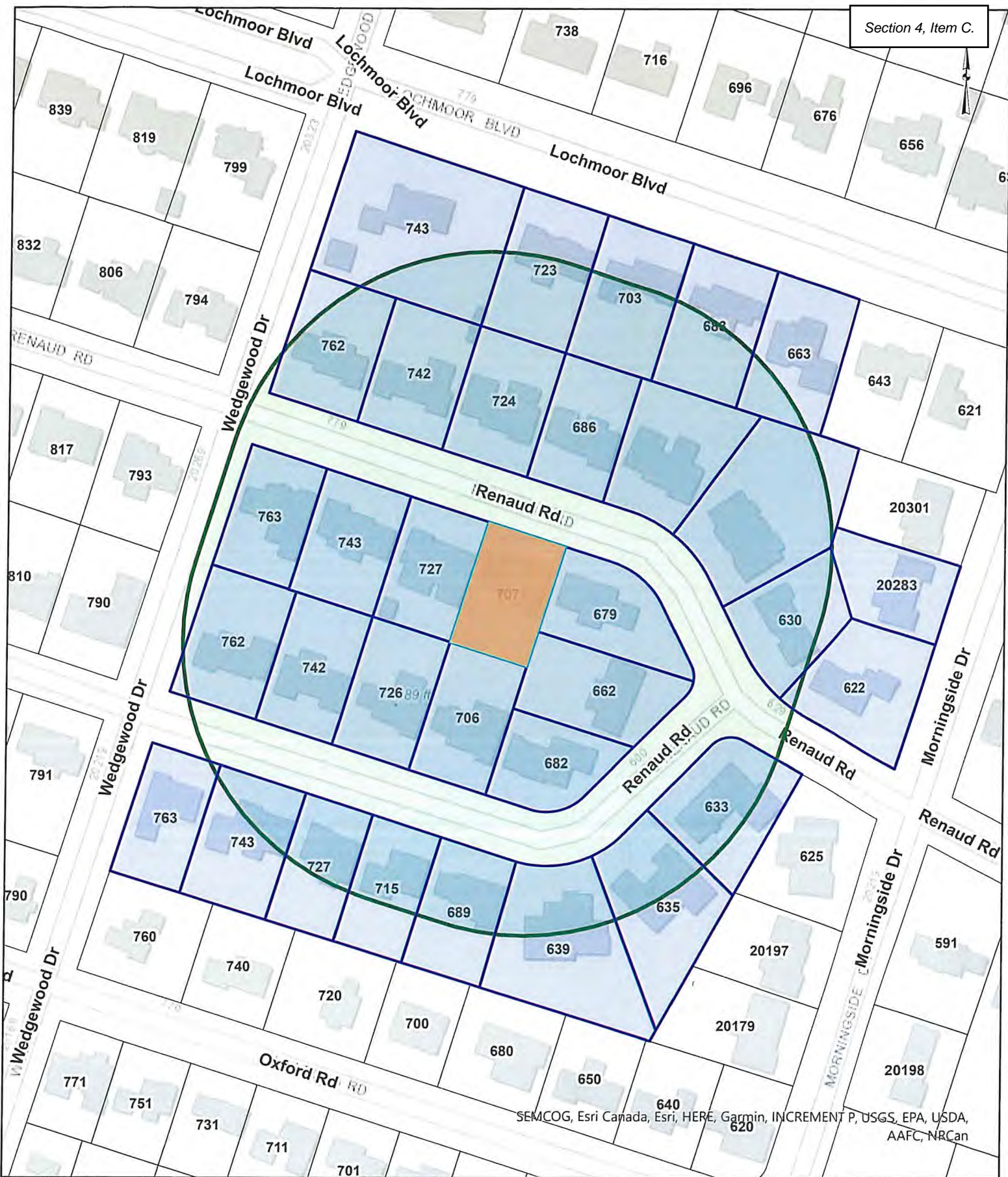
ITEM REFERENCE	AMOUNT
BDINV BUILDING DEPT. INVOICE 00059081	\$115.00
BDINV BUILDING DEPT. INVOICE 00059082	\$471.00
BDINV BUILDING DEPT. INVOICE 00059083	\$4,365.00
BDINV BUILDING DEPT. INVOICE 00059084	\$375.00
BDINV BUILDING DEPT. INVOICE 00059085	\$857.25
TOTAL	\$6,183.25
CHECK 224	\$6,183.25
Total Tendered:	\$6,183.25
Change:	\$0.00



PARCEL ADDRESSES FOR ZBA NOTIFICATION  
707 N. RENAUD #2

Section 4, Item C.

PARCEL	STREET ADDRESS	PROPERTY CITY/ST/ZIP	OWNERS/S	OWNER ADDRESS	CITY/STATE/ZIP
010 08 0201 000	20283 MORNINGSIDE DR	GROSSE POINTE WOODS, MI 48236	THE CLAUDIA BARKER VALENETE TRUST	20283 MORNINGSIDE DR	GROSSE POINTE WOODS, MI 48236
010 08 0199 002	622 N RENAUD RD	GROSSE POINTE WOODS, MI 48236	OCNNOR, GLEN P & CHRISTINE E	622 N RENAUD RD	GROSSE POINTE WOODS, MI 48236
010 08 0199 001	630 N RENAUD RD	GROSSE POINTE WOODS, MI 48236	HALL, JOHN	630 N RENAUD RD	GROSSE POINTE WOODS, MI 48236
010 08 0004 000	633 S RENAUD RD	GROSSE POINTE WOODS, MI 48236	RINKE, EDGAR	633 S RENAUD RD	GROSSE POINTE WOODS, MI 48236
010 08 0005 000	635 S RENAUD RD	GROSSE POINTE WOODS, MI 48236	KAMINISKI, GERALD	635 S RENAUD RD	GROSSE POINTE WOODS, MI 48236
010 08 0013 000	639 S RENAUD RD	GROSSE POINTE WOODS, MI 48236	LEVICK, STEVEN	639 S RENAUD RD	GROSSE POINTE WOODS, MI 48236
010 08 0189 000	654 N RENAUD RD	GROSSE POINTE WOODS, MI 48236	TIBAUDO, ALAN & KATHY	654 N RENAUD RD	GROSSE POINTE WOODS, MI 48236
010 08 0102 000	662 S RENAUD RD	GROSSE POINTE WOODS, MI 48236	REDZINIAK, MYRON & NANCY	662 S RENAUD RD	GROSSE POINTE WOODS, MI 48236
010 01 0214 000	663 LOCHMOOR BLVD	GROSSE POINTE WOODS, MI 48236	COVELL, RYAN & HEATHER	663 LOCHMOOR BLVD	GROSSE POINTE WOODS, MI 48236
010 08 0180 000	674 N RENAUD RD	GROSSE POINTE WOODS, MI 48236	SWIATKOWSKI, DARRYL	674 N RENAUD RD	GROSSE POINTE WOODS, MI 48236
010 08 0103 000	679 N RENAUD RD	GROSSE POINTE WOODS, MI 48236	SCIARROTTA, EFELEA & BITTAS, NINA	679 N RENAUD RD	GROSSE POINTE WOODS, MI 48236
010 08 0101 000	682 S RENAUD RD	GROSSE POINTE WOODS, MI 48236	CANTRELL, ANNETTA	682 S RENAUD RD	GROSSE POINTE WOODS, MI 48236
010 01 0215 000	683 LOCHMOOR BLVD	GROSSE POINTE WOODS, MI 48236	FOWLER, JOHN	683 LOCHMOOR BLVD	GROSSE POINTE WOODS, MI 48236
010 08 0171 000	686 N RENAUD RD	GROSSE POINTE WOODS, MI 48236	NIKOLLA, DEVONE M	686 N RENAUD RD	GROSSE POINTE WOODS, MI 48236
010 08 0021 000	689 S RENAUD RD	GROSSE POINTE WOODS, MI 48236	PARTHUM, JOHN W JR	689 S RENAUD RD	GROSSE POINTE WOODS, MI 48236
010 01 0216 000	703 LOCHMOOR BLVD	GROSSE POINTE WOODS, MI 48236	KOHLER, MICHAEL P & RANDIE R	703 LOCHMOOR BLVD	GROSSE POINTE WOODS, MI 48236
010 08 0092 000	706 S RENAUD RD	GROSSE POINTE WOODS, MI 48236	BANASZEWSKI, JOSEPH & CINDY	706 S RENAUD RD	GROSSE POINTE WOODS, MI 48236
010 08 0104 000	707 N RENAUD RD	GROSSE POINTE WOODS, MI 48236	AVOURIS, NICHOLAS D & ALANNA	707 N RENAUD RD	GROSSE POINTE WOODS, MI 48236
010 08 0030 000	715 S RENAUD RD	GROSSE POINTE WOODS, MI 48236	PEAKE, KRISTIN	715 S RENAUD RD	GROSSE POINTE WOODS, MI 48236
010 01 0217 000	723 LOCHMOOR BLVD	GROSSE POINTE WOODS, MI 48236	DOYLE, JAMES L	723 LOCHMOOR BLVD	GROSSE POINTE WOODS, MI 48236
010 08 0161 000	724 N RENAUD RD	GROSSE POINTE WOODS, MI 48236	CONNORS, JOHN R	724 N RENAUD RD	GROSSE POINTE WOODS, MI 48236
010 08 0083 000	726 S RENAUD RD	GROSSE POINTE WOODS, MI 48236	EBRIGHT, JOHN & JANICE	726 S RENAUD RD	GROSSE POINTE WOODS, MI 48236
010 08 0113 000	727 N RENAUD RD	GROSSE POINTE WOODS, MI 48236	SPIES, DANIEL & LINT, CHRISTAL	727 N RENAUD RD	GROSSE POINTE WOODS, MI 48236
010 08 0038 000	727 S RENAUD RD	GROSSE POINTE WOODS, MI 48236	URBAN FAMILY TRUST	727 S RENAUD RD	GROSSE POINTE WOODS, MI 48236
010 08 0151 000	65 CLAIRVIEW RD	GROSSE POINTE SHORES, MI 48236	LIVADIC, VAHIDA & MUHADIN	65 CLAIRVIEW RD	GROSSE POINTE SHORES, MI 48236
	742 N RENAUD RD	GROSSE POINTE WOODS, MI 48236	OCCUPANT	742 N RENAUD RD	GROSSE POINTE WOODS, MI 48236
010 08 0074 000	742 S RENAUD RD	GROSSE POINTE WOODS, MI 48236	SRIGLEY, THOMAS	742 S RENAUD RD	GROSSE POINTE WOODS, MI 48236
010 01 0218 000	743 LOCHMOOR BLVD	GROSSE POINTE WOODS, MI 48236	COOPER, J LEWIS	743 LOCHMOOR BLVD	GROSSE POINTE WOODS, MI 48236
010 08 0122 000	743 N RENAUD RD	GROSSE POINTE WOODS, MI 48236	KAPP, OSCAR H	743 N RENAUD RD	GROSSE POINTE WOODS, MI 48236
010 08 0046 000	743 S RENAUD RD	GROSSE POINTE WOODS, MI 48236	HENDERSON, WILLIAM III & PARKS, ANGELA	743 S RENAUD RD	GROSSE POINTE WOODS, MI 48236
010 08 0141 000	762 N RENAUD RD	GROSSE POINTE WOODS, MI 48236	FAYAD, PATRICIA	762 N RENAUD RD	GROSSE POINTE WOODS, MI 48236
010 08 0064 000	762 S RENAUD RD	GROSSE POINTE WOODS, MI 48236	SCHAEFER, WILLIAM C	762 S RENAUD RD	GROSSE POINTE WOODS, MI 48236
010 08 0132 000	763 N RENAUD RD	GROSSE POINTE WOODS, MI 48236	TORAKIS, MARIE	763 N RENAUD RD	GROSSE POINTE WOODS, MI 48236
010 08 0056 000	763 S RENAUD RD	GROSSE POINTE WOODS, MI 48236	LIAMINI, JOETTE A	763 S RENAUD RD	GROSSE POINTE WOODS, MI 48236



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CITY OF GROSSE POINTE WOODS  
CLERK'S DEPARTMENT

AFFIDAVIT OF LEGAL PUBLICATION

# Grosse Pointe News

16980 Kercheval Pl  
Grosse Pointe, Michigan 48230  
(313)882-3500

COUNTY OF WAYNE  
STATE OF MICHIGAN, SS.

Kristin Martin Duus  
being duly sworn deposes and says that attached advertisement of

City of Grosse Pointe Woods  
was duly published in accordance with instructions, in the GROSSE POINTE NEWS on  
the following dates:

November 2, 2023

#4 GPW PHN 707 N RENAUD

and knows well the facts stated herein, and that she is the Circulation Manager of  
said newspaper.

Kristin Martin Duus                      Paul P. Antolin

Notary Public

ROBI  
NOTARY PUBL  
COUN  
My Commission  
Acting in the Co

City of **Grosse Pointe Woods**, Michigan

### NOTICE OF HEARING

NOTICE IS HEREBY GIVEN meeting as a Zoning Board of Appeals (ZBA) under the provisions of Michigan Compiled Laws, 125.3101 through 125.3702 as amended, to consider multiple variances for the property located at 707 N Renaud Road. Variances are required for the side yard setback, the first-floor elevation, and the lot coverage. The ZBA hearing is scheduled for Monday, November 20, 2023, at 7:00 p.m. in the Council-Court Room of the Municipal Building, at 20025 Mack Plaza Dr. The application is available for inspection at the Municipal Building, 20025 Mack Plaza Dr., between 8:30 a.m. and 5:00 p.m. Monday through Friday. All interested persons are invited to attend and will be given opportunity for public comment. The public may appear in person or be represented by counsel. Written comments will be received in the City Clerk's office, up to the close of business preceding the hearing. A group spokesperson is encouraged on agenda items concerning organized groups. Individuals with disabilities requiring auxiliary aids or services at the meeting should contact the Grosse Pointe Woods Clerk's Office at 313 343-2440 seven days prior to the meeting.

Paul P. Antolin, MiPMC



**Paul Antolin**

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**From:** Elizabeth Dallas <bdallas903@yahoo.com>  
**Sent:** Friday, November 17, 2023 1:18 PM  
**To:** City Clerk  
**Subject:** 707 N. Renaud

**CAUTION: This email originated from outside of the organization. DO NOT click links, open attachments or reply to this message unless you recognize the sender and know the content is safe:**

Mr. Paul Antolin,

We are writing in regards to 707 N. Renaud G.P.W..

We are in agreement with all of the variances regarding this property. We would love to see this property landscaped and completed as soon as possible. It's time for complete approval and the resumption of construction.

Everyone has different likes and dislikes but we believe this property will be beautiful when finished.

When Avouris' lived three doors down from us their property was always meticulously maintained. They are thoughtful and kind neighbors.

Time to move forward.

Elizabeth and John Dallas  
817 N. Renaud

**Paul Antolin**

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**From:** Laura Peeples <missy1041@yahoo.com>  
**Sent:** Friday, November 17, 2023 2:56 PM  
**To:** City Clerk  
**Subject:** 707 N Renaud Rd.

**CAUTION: This email originated from outside of the organization. DO NOT click links, open attachments or reply to this message unless you recognize the sender and know the content is safe:**

Mr. Antolin,

I am writing in regard to 707 N Renaud Rd. and the construction of this beautiful home.

I live down the street, and I understand there are some neighbor concerns, however, not moving forward with this project, even after permits were approved by the city, has been an eye sore for several months.

We support Mr. Avouris and would like to request letting him continue to improve this beautiful neighborhood and move forward with his plans.

Respectfully,

Laura Peeples  
793 N Renaud Rd.